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SOUTH CENTRAL LOS ANGELES PLANS



A PART OF THE GENERAL PLAN
OF THE CITY OF LOS ANGELES

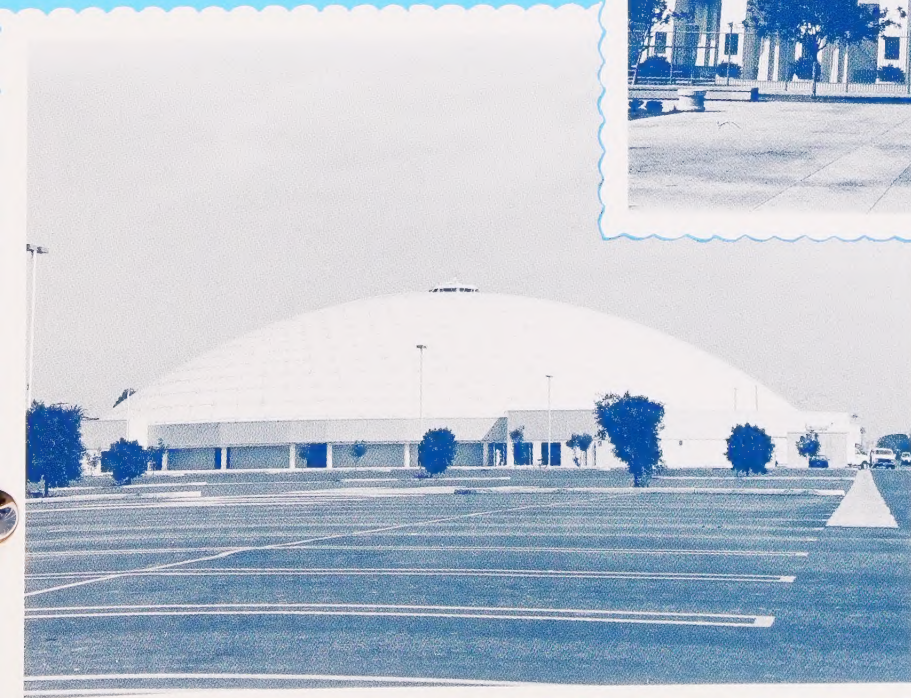


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SOUTH CENTRAL LOS ANGELES PLANS



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A PART OF THE GENERAL PLAN
OF THE CITY OF LOS ANGELES



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SOUTH CENTRAL LOS ANGELES PLANS

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* This document is a reformat of the District Plan as it formerly appeared in the broadside format. The Maps reflect the broadside subsequently amended by the General Plan Consistency Program (AB 283), Periodic Plan Review and any other amendments. The text is essentially the same as the originally adopted Plan.



PLAN AMENDMENTS DATE LOG

SOUTH CENTRAL LOS ANGELES PLANS

Adopted by City Council

October 26, 1979

C.F. 78-336 S1

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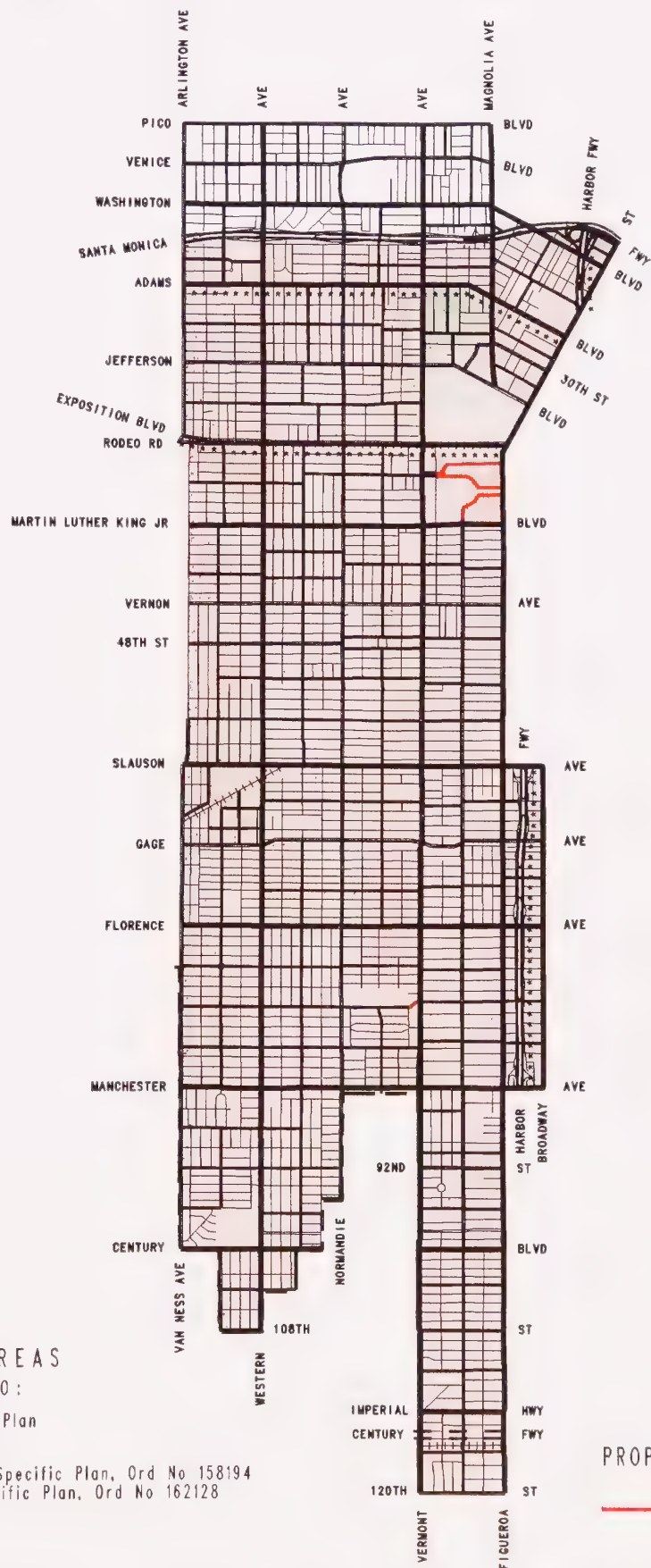
..... For details see Specific Plan

SOUTH CENTRAL LOS ANGELES GENERALIZED LAND USE



N

NOT TO SCALE



SPECIFIC PLAN AREAS
FOR DETAILS REFER TO:

-  South Central Specific Plan
Ord No 162128
-  North University Park Specific Plan, Ord No 158194
and South Central Specific Plan, Ord No 162128

PROPOSED CIRCULATION

 Proposed Collector Street

SOUTH CENTRAL LOS ANGELES GENERALIZED CIRCULATION



NOT TO SCALE

SOUTH CENTRAL LOS ANGELES PLAN

The South Central Los Angeles District Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

PREAMBLE

The policies in this Plan are intended to provide direction and a course of future action for the City and its Departments. Any actions called for in this Plan which require additional funding are subject to City Council authorization through the budgetary process.

The South Central Los Angeles District contains the communities of Adams, Exposition and South Vermont. The District has an area of 9,898 acres or 15.5 square miles. Comparative figures for population capacity are:

1980 Population	221,000
1986 Population (Estimated)	234,000
Zoning Capacity (1975)	394,400
1995 Plan Projected Population	231,500
Plan Population Capacity (1989)	281,000

Inner-City Problems

South Los Angeles (the South Central and adjoining Southeast Districts) is a part of the Los Angeles "inner-city". Like central areas of most large cities, it is confronted with numerous physical, social and economic problems: the deterioration of housing, commercial development, and public facilities and utilities; a declining tax base and rising tax rates; unemployment and crime; abandonment of not only homes but even whole neighborhoods. Fear of financial and social instability in these communities has influenced business, industry, and residents who can afford to do so to leave. The result is social and economic segregation and private, public and institutional disinvestment. To compound the problem, public services seem to be less adequate than those provided elsewhere in the City.

These figures illustrate the economic segregation: In 1970, the median family income in South Los Angeles was \$6,500, approximately 38% below the City average of \$10,500. In comparison, that of suburban residents was \$13,000. This gap is increasing. Between 1960 and 1970, the median income in the suburbs increased by 38%; in South Los Angeles by only 24%.

The suburbs and fringe cities have been very successful in competing for and obtaining the major share of public utilities, facilities and services as well as the investment of both the public and private sector. They are able to attract that which maximizes their tax base and minimizes their

expenses, leaving the inner-city with inadequate public and private attention.

Impact of Government Policies

National policies have encouraged urban sprawl. Federal Housing Administration (FHA) and Veterans Administration (VA) mortgage insurance policies have encouraged millions of middle class Americans to move to the suburbs. These Federal mortgage insurances provide for no or low down payments and, in general, are limited to new construction which is increasingly not available in the older inner-city. Federal and State highway taxes have financed the construction of a network of highways and freeways, encouraging outlying development to the detriment of the inner-city. The need for maintenance and rehabilitation of the existing housing stock has been largely ignored.

The taxing policies of all levels of government encourage investment in new residential, commercial and industrial construction on open lands, but discourage the re-use and conservation of existing structures.

The City has developed programs to cope with the inner-city problems; however, these programs have not resulted in the changes needed to bring about a desirable environment.

Need for Action

These problems were identified by the McCone Commission after the South Los Angeles riots in 1965, but the public and private attention and investment needed to bring about an improved physical, social and economic environment have still not been made. There is no indication that the downtrends are slowing; in fact, they are moving into other areas. It is beginning to be apparent that if deterioration is allowed to continue, the remainder of the City will be adversely affected. Blight will spread into adjacent communities and the entire City will be more and more burdened with increased expenditures to control crime and fight fires, to resolve health problems, to provide remedial educational programs and to provide sustenance to more and more persons through public welfare programs. **The vitality and health of South Los Angeles is essential to the future well-being of all of Los Angeles.**

The social consequences of physical and economic deterioration are even more significant. Social inequities threaten our way of life. The Kerner Commission, in 1968, concluded:

"Our nation is moving toward two societies, one black, one white -- separate and unequal.

"To pursue our present course will involve the continuing polarization of the American community and, ultimately, the destruction of basic democratic values."

"The alternative is...the realization of common opportunities for all within a single society."

"This alternative will require a commitment to national action -- compassionate, massive, and sustained, backed by the resources of the most powerful and the richest nation of this earth. From every American it will require new understanding, and, above all, new will."

Role of Government

Steps must be taken to fully integrate our society, both socially and economically, by providing opportunities to those who have the fewest opportunities; this means housing, employment and educational opportunities everywhere and equal mobility for all. The inner-city must again become a place where people want to live and work and where business and industry want to locate. City government can and should play a vital role to reverse downtrends in South Los Angeles. This requires leadership and commitment on the part of the Mayor, City Council and each department and commission. For instance, short-term reallocations of services and expenditures with priorities based on need may be required for mutual long-term benefits.

However, the City of Los Angeles cannot alone solve all of the problems; other governmental agencies also have a vital role to play. A concurrent, coordinated effort and change of policies will be required by the County, State and Federal agencies that have the responsibilities for the health, safety and welfare of all citizens. The City will have to seek and advocate legislation to foster the deliberate redirection of public policies and programs. This could include tax incentives to encourage investment in the inner-city, perhaps a redefinition and application of eminent domain for private as well as public purposes, or other programs aimed at improving and upgrading the area.

Role of Private Sector

Government action alone cannot meet the goal of making the inner-city once again a desirable place to live and work. Four out of five jobs in the United States are provided by private enterprise. Therefore, the private sector must participate through massive new investments in South Los Angeles if the social and economic trends of this area are to be reversed. Commitment and redirection of public services and capital expenditures are necessary to give private enterprise the confidence that it can profitably invest its resources in this area. Then public action can be coupled with the interest, action and investment of the private sector. Both are vital for the economic, social and physical resurgence of South Los Angeles and other inner-city areas. The City must develop methods to retain and attract private investment, especially in the inner-city.

Summary

In summary: The vitality and health of the various portions of the City are interdependent; the well-being of South Los Angeles is essential to that of all of Los Angeles. Equality of opportunity requires that the living and working areas of all parts of the City be available to all citizens; to bring South Los Angeles to the level of other areas requires a redirection of public expenditures and action. Massive private investment is also required; a public commitment must be made to these goals and actions before private enterprise will gain the confidence needed to invest its resources.

PURPOSES

OBJECTIVE OF THE PLAN

The General Plan is a long-range, multi-issue development guide which proposes desirable patterns of physical change consistent with anticipated population growth, based largely on the regulation of land uses. The Concept and Citywide Plan portions of the General Plan set forth general policies, including the broad patterns of the Land Use, Circulation, and Service Systems Elements of the General Plan, on a long-range and intermediate range basis, respectively. In declining areas of the City, the traditional planning approach oriented to land use and zoning will not be adequate and will not in itself result in needed physical, social and economic change.

The problems of South Los Angeles have had less to do with land use and zoning than with the increasing gap between rich and poor. The Plan must be primarily directed toward the root problems of (1) poverty and unemployment (2) serious deficiencies in educational achievement and (3) the lack of adequate community safety. It must be concerned with improving the quality of life for over 200,000 persons.

The South Central Los Angeles District Plan is intended to be sensitive to the economic and social needs of the residents. However, the Plan is not a social or economic plan, but one that takes into account the impact of social and economic considerations and forces. It recognizes the low level of public and private investment along with the declining economic conditions and shifting migration patterns. The Plan calls for a reversal of trends through a commitment on the part of the City to promote the health, safety and general welfare options of persons who live and work in the District and, in doing so, encourage the conservation, stability and improvement needed to achieve a better quality of life in the South Central Los Angeles District.

It is the objective of the South Central Los Angeles District Plan to commit the City to the redirection of its energies toward the improvement and upgrading of declining areas of Los Angeles in general and the South Central Los

Angeles District in particular, and to the distribution of City resources based on priority of specific community needs.

USE OF THE PLAN

The purpose of the South Central Los Angeles District Plan is to provide a guide to the future of the District for the use of the City Council, the Mayor and the City Planning Commission; other concerned governmental agencies; residents, property owners and businessmen of the District; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various City matters as required by law.

The Plan is intended to outline an arrangement of land use, circulation and service systems which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live in the District, within the larger framework of the City; guide the future of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth with stability; reflect economic potential and limitations, land development and other trends; provide for the facilities and amenities and promote a socio-economic climate which will result in stable and desirable neighborhoods for the residents of the District; and protect investment to the extent reasonable and feasible.

This Plan is not an official zone map and does not imply any right to a particular zone for any specific property. Changes of zone are considered under a procedure established under the Los Angeles Municipal Code subject to various requirements set forth therein, including consideration of their relation to and effect upon the General Plan. The Plan is subject to periodic review and amendment.

The Plan, alone, does not guarantee its accomplishment. It is clear that a wholehearted commitment and coordinated effort, combining public and private resources and actions are necessary if the objective of improvement and upgrading is to be realized. Anything less will hasten the spread of deterioration to all of Los Angeles and make the preparation of the South Central Plan a mere exercise.

POLICIES

The policies in this Plan are intended to provide direction and a course of future action for the City and its Departments. Any actions called for in this Plan which require additional funding are subject to City Council authorization through the budgetary process.

I. LAND USE

The South Central Los Angeles District has many amenities including a pleasant climate, convenient location

and substantial investments, both public and private, and is a valuable resource to be conserved and improved. Investment in the inner-city is needed and may be encouraged through a variety of incentives, including less restrictive and more flexible land use regulations. A key feature of this Plan is the delineation of opportunity areas within the South Central District where such methods might be utilized. Therefore,

It is the City's Policy:

- To promote a land use pattern which preserves areas that are viable and provides for improvements in areas that are not.
- To establish opportunity areas" in the South Central District to specifically encourage private investment in housing, commerce and industry.
- To rezone lands to appropriate uses.
- To encourage and assist citizen involvement and participation in improving and upgrading housing, commerce and industry.
- To eliminate incompatible land uses where feasible.
- To encourage the pooling of resources by means of local economic development corporations or similar entities.

HOUSING

The majority of dwelling units in the South Central District were built before 1938. Most units are structurally sound and should be viewed as a resource and conserved. Some units require maintenance, some require rehabilitation, and a few are structurally unsafe and should be demolished. Property owners hesitate to rehabilitate these units for a number of reasons: insufficient funds, fear of recurring vandalism, inexperience in construction trades, misinformation or lack of information regarding current Code requirements, and concern that increased value will lead to higher property taxes which further affect ability to afford decent housing.

Also, an unusually high number of dwelling units in South Central are unoccupied and should be rehabilitated and reinhabited. New and move-on housing should be located on vacant land which is scattered throughout the District and on parcels cleared from the demolitions. Therefore,

It is the City's Policy:

- To encourage the maintenance and improvement of existing structurally sound housing.
- To cite and, if necessary, condemn and demolish residential structures that have deteriorated to a condition of disrepair and are structurally unsafe; and

provide relocation assistance to the occupants where applicable.

To encourage the County Tax Assessor's office to study special tax exemptions or delays in revaluation of newly rehabilitated homes.

To hasten the re-use of long-term vacant housing.

To encourage utilization of vacant lots for construction of new housing units or move-on housing.

To encourage conservation and rehabilitation and provide informational literature which clearly describes current Code requirements and a number of preventive measures to minimize vandalism to vacant structures.

With a few exceptions, the South Central District does not contain identifiable neighborhoods. The improvement and stability of the District will be enhanced by encouraging home ownership and by developing a sense of neighborhood identity. Therefore,

It is the City's Policy:

To preserve stable neighborhoods and upgrade those in the process of deterioration.

To define a minimum citywide level of neighborhood services, facilities and amenities with capital improvement priorities based upon needs.

To encourage home ownership by district residents to reduce the level of absentee ownership and, indirectly, the problem of proper maintenance.

To promote the use of a buffer, through landscaping, parking or other means, between residential areas and adjacent incompatible uses.

The residents in South Central Los Angeles are economically limited in terms of housing choice. Everyone should be given the opportunity to choose where they would like to live and should not be economically confined to a specific geographic area. Therefore,

It is the City's Policy:

To actively pursue all programs that would provide a range of housing alternatives and opportunities citywide.

That housing for families with low-incomes should not be geographically concentrated.

To seek continuous funding for applying the 15% low and moderate-income housing ordinance.

The residential uses have been divided into the following categories and proportions.

COMMERCE

The public sector can provide incentives to assist and attract private investment into South Central Los Angeles. However, the private sector must make massive investments if the trend towards declining commercial business is to be reversed. Therefore,

It is the City's Policy:

To attract, assist and encourage private investment and development that adequately meets the changing commercial needs of the District residents.

To maximize the use of public resources to improve selected commercial areas in the South Central District.

The District has approximately 1,550 acres of commercially zoned land which is about three times more than necessary, and which is largely developed in a "strip" pattern along Major and Secondary Highways. Present economic conditions and the overabundance of commercially zoned land and its strip pattern have caused blight and resulted in marginal uses. Many uses are incompatible with commercial development and some have been converted to unauthorized uses. Code enforcement in these instances is sporadic. Therefore,

It is the City's Policy:

To rezone C2 zoned properties not being used for commercial purposes for a more appropriate use.

To cite and, if necessary, condemn and demolish commercial structures that have deteriorated to a condition of disrepair and are structurally unsafe; and consider rezoning for more appropriate use, with the provision of relocation assistance to the occupants, where applicable.

To systematically enforce the Municipal Code with regard to undesirable uses in commercial zones.

Although there is a great amount of commercial zoning in the District, the mixture of uses permitted by the zoning and the existing commercial pattern dilutes the effectiveness of commercial services, is inconvenient to the shopper, and reduces the overall economic viability of the area. Therefore,

It is the City's Policy:

To promote the development of a variety of commercial activity centers throughout the South Central District to serve regional, district, community and neighborhood commercial needs.

To maintain and improve existing commercial uses which are now, or have the potential of, functioning adequately.

To encourage the improvement of the appearance, attractiveness and image of commercial areas.

INDUSTRY

Industry is vitally important to economic improvement, especially expanded employment opportunities, in South Central Los Angeles, yet there is relatively little industrially zoned land and few industrial uses. From 1971 to 1976, 35 firms providing 1,219 jobs left the District, only 2 firms providing 195 jobs moved in, resulting in a net loss of 33 firms and 1,024 jobs. It is incumbent upon the City to recognize the importance of attracting and keeping industrial development wherever possible. Therefore,

It is the City's Policy:

To protect and improve the existing industrially zoned areas for industrial purposes.

To attract, assist and encourage private industrial investment and development.

Industry is not attracted to old and deteriorating structures and areas which are unsafe, visually unattractive and lack appropriate amenities. Therefore,

It is the City's Policy:

To encourage the improvement of the appearance, attractiveness and image of industrial areas.

To cite and if necessary, condemn and demolish industrial structures that have deteriorated to a condition of disrepair and are structurally unsafe, with the provision of relocation assistance to the occupants, where applicable.

II. SERVICE SYSTEMS

Many of the present needs in the South Central District are directly related to the unequal distribution and inadequate improvement of some public services and facilities. Therefore,

It is the City's Policy:

To provide and promote public services and facilities adequate to meet the needs of District residents.

EMPLOYMENT

The most crucial issue confronting the South Central District is unemployment and low income of its residents. This contributes to the severity of other problems in the District. There is a lack of appropriate job skills among the residents in addition to a loss of job opportunities. The development of new programs and the full implementation of existing programs designed to overcome these problems are several needed to improve the economic conditions of the residents. Therefore,

It is the City's Policy:

To encourage new jobs and retain existing jobs in and near the South Central District.

To actively seek programs in private industry and government for the improvement and development of job skills for residents of the South Central District.

To take full advantage of State and Federal programs designed to reduce unemployment (or increase employment) and raise income levels, including the development of publicly supported day-care centers allowing working mothers maximum employment opportunities.

To assist in the matching of jobs, skills and people in the region.

To encourage the employment of local vendors, contractors and residents in public and private projects.

EDUCATION

The low level of educational achievement in the South Central District is another crucial issue and a contributing factor to the problems of the District. The students attending public schools serving this area have consistently scored below the Citywide averages on achievement tests and have exhibited high transiency and attrition rates. Programs which seek to motivate the student through family or home understanding of the values of education should be supported and expanded. In addition, most of the school facilities are outmoded and site sizes are substandard. The expansion of school sites usually requires the acquisition of property, often resulting in the displacement of residents. The City recognizes that it has very limited influence over the School District as an autonomous agency; however, the City does have direct involvement in the physical environment surrounding the school and its neighborhood. The need to upgrade the educational environment within the South Central area is of extreme importance. The Los Angeles Unified School District is presently under a court order to integrate the schools of the District. The City can assist by promoting the integration of neighborhoods throughout the City. Therefore,

It is the City's policy:

To strongly urge, support and assist the school district in its efforts to improve and equalize the facilities and level of achievement throughout the school district.

To provide supporting services which would: (1) coordinate the efforts of public agencies and citizens groups for the improvement to school facilities; and (2) encourage use of schools for neighborhood activities, including recreation.

To encourage the integration of neighborhoods, leading to the integration of schools.

SAFETY

South Los Angeles has a regional image as an unsafe area which is substantiated by the fact that some residents fear for their personal safety, and by statistics on crime, incidence of fire and number of unsafe dwelling units. The social and economic environment in the South Central District has resulted in an atmosphere which contributes to the adverse conditions as they relate to community safety. The City has the responsibility of providing community safety through the activities of the Police, Fire and Building and Safety Departments. However, the effectiveness of these Departments depends upon the cooperation, participation and input of the District's residents. Any improvement or betterment of the South Central District must be coupled with provisions of adequate and effective levels of community and personal safety, along with changing the unsafe image of the South Central District. Therefore,

It is the City's policy:

To provide an adequate and effective level of community safety.

To encourage and assist citizen involvement and participation in establishing and promoting personal, neighborhood and community safety.

RECREATION

The social and economic conditions of the South Central District have greatly increased the need for improved recreational facilities which presently are outmoded, inadequate and do not meet the special needs of residents. The City of Los Angeles has the direct responsibility of providing public recreation opportunities for this area. However, there is a severe shortage of park land and other recreational facilities in the South Central District. It is essential to upgrade the public recreational environment and to encourage the development of private recreation facilities. However, residents should realize that additional park land often means public acquisition of properties. Further, public recreation improvements should be given priority on the basis of need throughout the City. Therefore,

It is the City's Policy:

To encourage, stimulate and, if necessary, create private recreational opportunities in the South Central District.

To make full use of park land through the provision of improvements and facilities.

To promote the development of neighborhood parks.

To recognize the special recreational needs of the South Central District in establishing priorities and planning park improvements and recreational facilities.

To support the use of school facilities for recreational activities for the general public after hours and on weekends.

HEALTH

The quality of life in the South Central District is greatly affected by problems related to health. There is a 26% shortage of doctors serving the District. The venereal disease and infant death rates are three times the County average. The common house rat constitutes a major problem the number of rat complaints is 13.3% of the total received by the County Department of Health Services. The lead contained in paint applied to structures built prior to 1939 has proven a health hazard to young children who sometimes ingest this paint. Therefore,

It is the City's Policy:

To encourage the County Health Department to increase the number of health facilities and doctors serving this District.

To encourage residents to eliminate living conditions which foster rat population increases and to urge the County to reinstitute the rat-catching program.

To encourage property owners to remove and/or paint over surfaces covered with lead based paint.

OTHER SOCIAL SERVICES

Many agencies are responsible for providing a full range of social services to the residents of the South Central District. To provide adequate services these agencies must recognize the special needs of the residents as they relate to Health, Welfare, Legal Aid, Animal Control, Senior Citizens and the like. The City is concerned that residents are receiving adequate services for taxes paid and that they know how to use the available services. Therefore,

It is the City's Policy:

To seek to ensure that the special social service needs of the residents of the South Central District are met by the various agencies responsible.

In South Central Los Angeles, existing churches are very significant institutions. They provide an outlet for social services that are not readily available within the community. These churches supplement and expand on many programs normally associated with health, welfare, legal aid, and services for pre-school, youth and senior citizens. It is to the benefit of the community that these institutions be preserved. Therefore, churches and uses accessory thereto may be found consistent with the District Plan provided that appropriate City approvals are secured. Therefore:

It is the City's Policy:

To seek to ensure that churches as social service institutions are encouraged to remain within the community.

Existing churches and uses accessory thereto located on major and secondary highways are allowed as established in CPC 86-447 GPC. When churches and accessory uses are located in lower density areas along local and collector streets, conditions are necessary so that such lower density neighborhoods are not adversely impacted by the church's development. Conditions governing expansion of existing churches on local and collector streets are established in CPC 86-447 GPC.

MUNICIPAL FACILITIES AND UTILITIES

The basic facility and utility systems, including water, power, gas, wastewater, storm drains, solid waste disposal, libraries, parks, police and fire stations, and other public buildings, have been in place for many years in the South Central District. Standards, in general, have not been sufficiently flexible to meet the differing needs of various parts of the City. Therefore,

It is the City's Policy:

To maintain, improve and provide municipal facilities and utilities at a level which meets standards based upon the varying needs of people throughout the City and allocated according to those needs.

The City could be influential in attracting private investment through the location and improvement of municipal facilities and utilities. In some cases, shared facilities can be more economical. Therefore,

It is the City's Policy:

To utilize the improvement of municipal facilities and utilities to attract private investment and coordinate and maximize the joint use of facilities in the South Central District.

III. CIRCULATION

STREETS, HIGHWAYS AND FREEWAYS

The street and highway system in a community forms the physical framework for access and circulation. The Major and Secondary Highway system in the South Central District has been developed in a grid pattern; however, many of these streets are substandard. Traffic flow on the Major and Secondary Highways is impeded by the large number of Local Street intersections. The design of Local Streets encourages through traffic which is noisy and contributes to the deterioration of neighborhoods. Many streets have an unsightly appearance, presenting a negative image because of utility poles and wires, signs, uncleanness, etc. The City has the power and authority to deal with public streets; the control of these problems,

plus the use of street furniture, lighting, coordinated design, etc., can help to upgrade the traffic circulation and physical environment of the South Central District. Therefore,

It is the City's Policy:

To maintain and improve the existing streets and highways.

To reduce and discourage through traffic in low density residential neighborhoods.

To improve the appearance of the streets throughout the District.

Freeways in and around Central Los Angeles carry a large volume of traffic, most of which is generated outside the District, but has a significant adverse impact on the inner-city environment, particularly the South Central District. Areas adjacent to freeways are subjected to high levels of noise and air pollution. Therefore,

It is the City's policy:

To ensure that any adverse impacts of the existing or proposed freeway system are minimized or mitigated.

Most of the South Central District was subdivided and developed at a time when the provision of alleys was common. As the use of alleys has declined, many have become a source of annoyance to residents. Some of the alleys which provide access to properties are unpaved and/or substandard. Therefore,

It is the City's Policy:

To vacate unneeded alleys and to maintain and improve alleys needed for access and circulation.

Bicycling is a recognized form of recreation and has the potential of becoming an alternative means of transportation. Therefore,

It is the City's Policy:

To provide for and develop a system of bike routes for recreation and as a transportation alternative.

PARKING

Existing off-street parking is often inadequate for the needs of commerce and industry, resulting in streets being used as accessory parking. Through better design, parking facilities in areas of high use could be made more functional and efficient, as well as improved in appearance and convenience. Therefore,

It is the City's Policy:

To plan for and control the provision of parking facilities in areas of need, high activity and intensity.

PUBLIC TRANSPORTATION

The South Central District residents are characterized by a low percentage of automobile ownership, low median family income and a high dependency on public transit. The existing transportation system limits South Central residents in their search for jobs, and access to shopping, recreation, health services and other opportunities. Therefore,

It is the City's Policy:

To recognize the special needs and conditions of the South Central District, and to encourage and assist the Southern California Rapid Transit District and other responsible agencies in maintaining, improving and developing a public transportation system that will serve the transportation needs of the residents.

Corridors of high transportation activity in the South Central District provide an opportunity for upgrading and improving land uses at certain locations. Therefore,

It is the City's Policy:

To promote the revitalization of land uses in conjunction with transportation improvements.

RAILROADS

Railroads provide service to District industries as well as those of other communities; however, rail lines at grade level produce noise, interfere with circulation and are unsafe. The railroad rights-of-way are not landscaped and have a blighting effect. Therefore,

It is the City's Policy:

To seek to minimize any adverse impacts of the railroads on the South Central District.

IV. PHYSICAL ENVIRONMENT

Physical environmental conditions have a bearing on the quality of life in the South Central District. A segment of the Newport-Inglewood Fault System impacts the District on the southwest, and the District shares with other parts of the central area of Los Angeles a poor air quality, with particulate matter (e.g. dust) and carbon monoxide exceeding State standards frequently. The District has several sites designated as historically significant by the City's Cultural Heritage Board; these should be protected and preserved. Therefore,

It is the City's Policy:

To generally require geologic reports prior to granting building permits and to restrict building in areas that geologic reports show are prone to fault rupture.

To encourage compliance with State and Federal air quality laws.

To encourage preservation and restoration of objects, areas and structures of historic value.

PROGRAMS

The South Central District Plan has an emphasis on policies which represent a new attitude on the part of the City and a commitment to a redirection of resources aimed at reversing the negative trends in South Los Angeles.

There are a multitude of programs or follow through actions that can be derived from, or implied by, the policies in the Plan. Such programs originate from and are funded by a variety of sources - federal, local, public, private - and are carried out by a variety of agencies.

The Plan does not attempt to list programs, as any list would be incomplete and would imply a limitation on the policies. The policy statements establish the basis for determining new programs and for evaluating both existing and new programs. The policies are not only statements of City intent and attitude, but also serve as benchmarks against which programs can be measured.

Numerous programs are considered in two accompanying reports, the Environmental Impact Report (mitigation measures) and the Implementation Report. Programs in these documents relate, to the extent possible, to both City and non-City agencies. A separate report, an Annual Planning Program, will be the chief vehicle for delineating the work effort of the City Planning Department. These endeavors will include:

1. Prepare Specific Plans for selected portions of the District where special regulations and controls are needed. Specific Plans are contemplated for the following, when authorized by the City Council.
 - a. Manchester/Vermont, within the area generally bounded by 78th St., Normandie Ave., 94th St. and the Harbor Freeway.
 - b. Vermont/Slauson, within the area generally bounded by 54th St., Normandie Ave., Gage Ave. and the Harbor Freeway.
 - c. Exposition Park/U.S.C., within the area generally bounded by Adams Blvd., Normandie Ave., Santa Barbara Ave. and the Harbor Freeway.
 - d. "Opportunity Areas" as delineated on the Plan map.

These Specific Plan studies must be carefully coordinated.

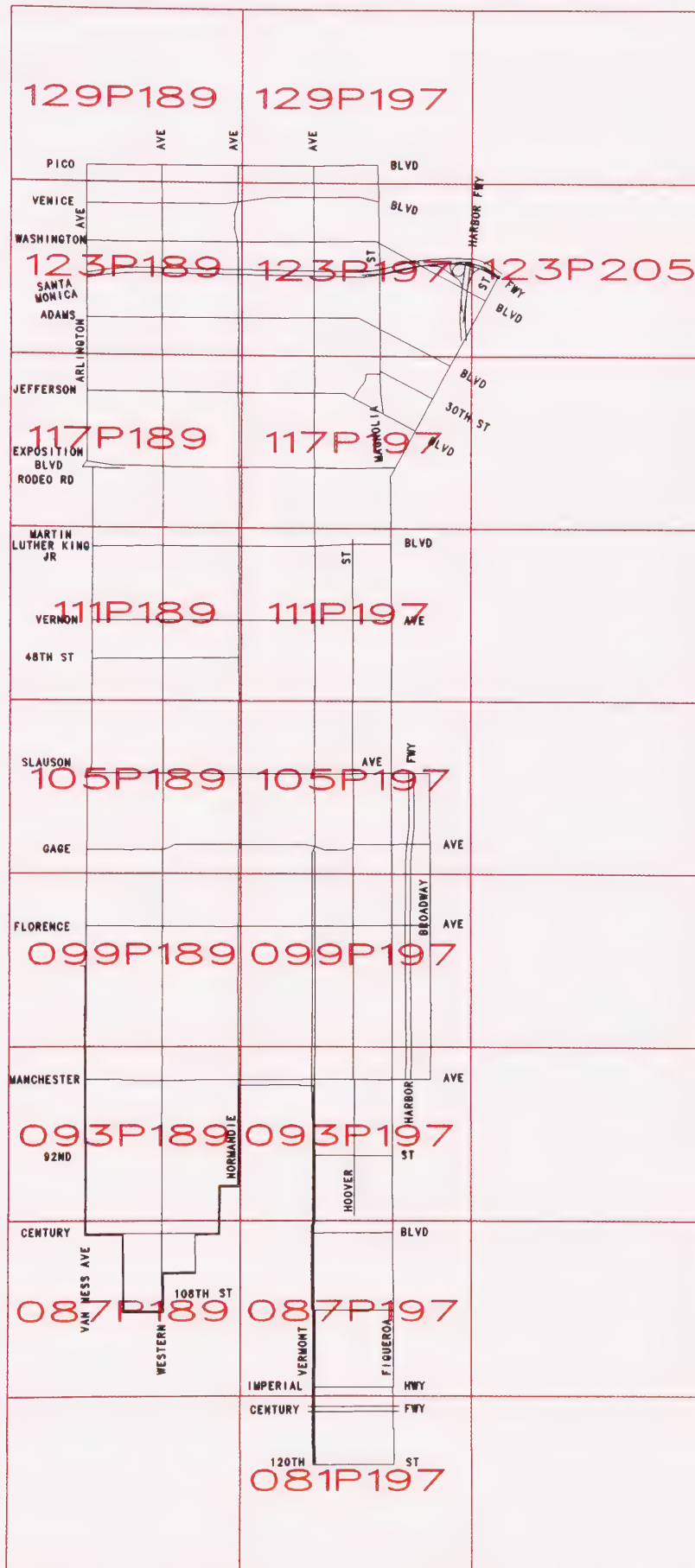
Each Specific Plan should consider the unique characteristics of the area under study, including the specific cultural needs of the population, as well as the economic potential.

Qualitative and quantitative standards should be established to regulate floor area ratios, the use of land and buildings, height and bulk of buildings, architectural and landscape treatment, signs, and vehicular and pedestrian circulation. Each Specific Plan should be prepared with a maximum of citizen involvement.

In addition to those listed, other Specific Plans may be determined necessary through the Annual Planning Program.

2. Initiate zoning redesignations to conform with the land use proposals of this Plan.
3. Study the feasibility of:
 - a. Reorienting appropriate strip commercial areas away from the street and toward adjacent residential neighborhoods.
 - b. Closing or redesigning certain local streets and vacating unneeded alleys, including a phased program for implementation.
4. Develop a strategy for:
 - a. The expansion of school sites or otherwise increasing the size of school facilities, jointly with the School District.
 - b. Stabilizing, preserving and improving selected residential neighborhoods, and commercial and industrial areas. The strategy may call for the preparation of Specific Plans for neighborhoods and areas as selected through the Annual Planning Program.

All of these program areas impinge in one way or another on the operations of other agencies, thus necessitating a cooperative staff effort.



SOUTH CENTRAL LOS ANGELES INDEX MAP



WILSHIRE PLAN

ARLINGTON AVE

GRAMERCY PL

WESTERN AVE

HOBART BLVD

NORMANDIE AVE

PICO

BLVD

WEST ADAMS - LEIMERT -
BALDWIN HILLS PLAN



SEE MAP 123P189

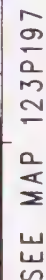
03/91 - SC

129-193

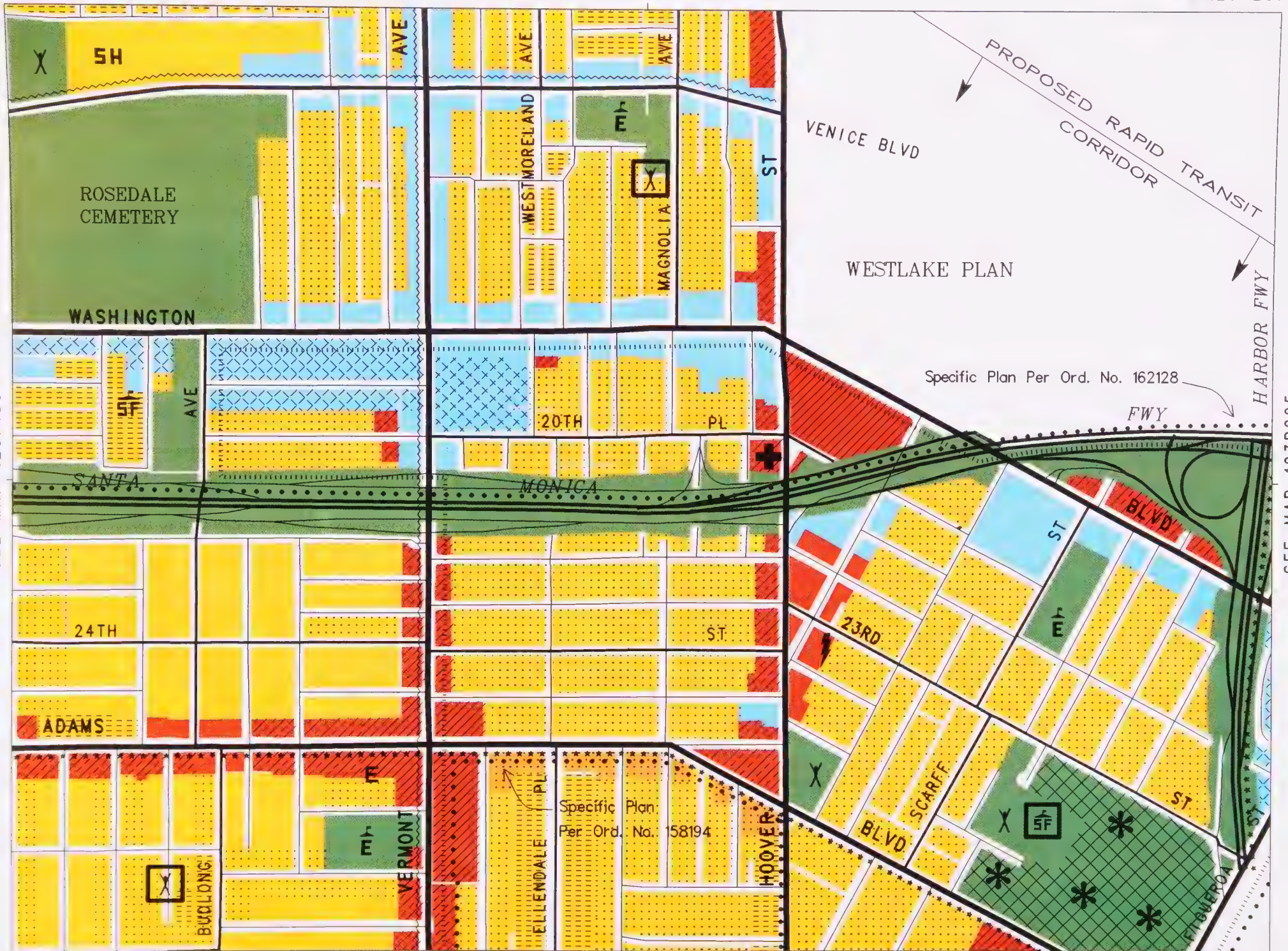
SEE MAP 129P197

WESTLAKE PLAN

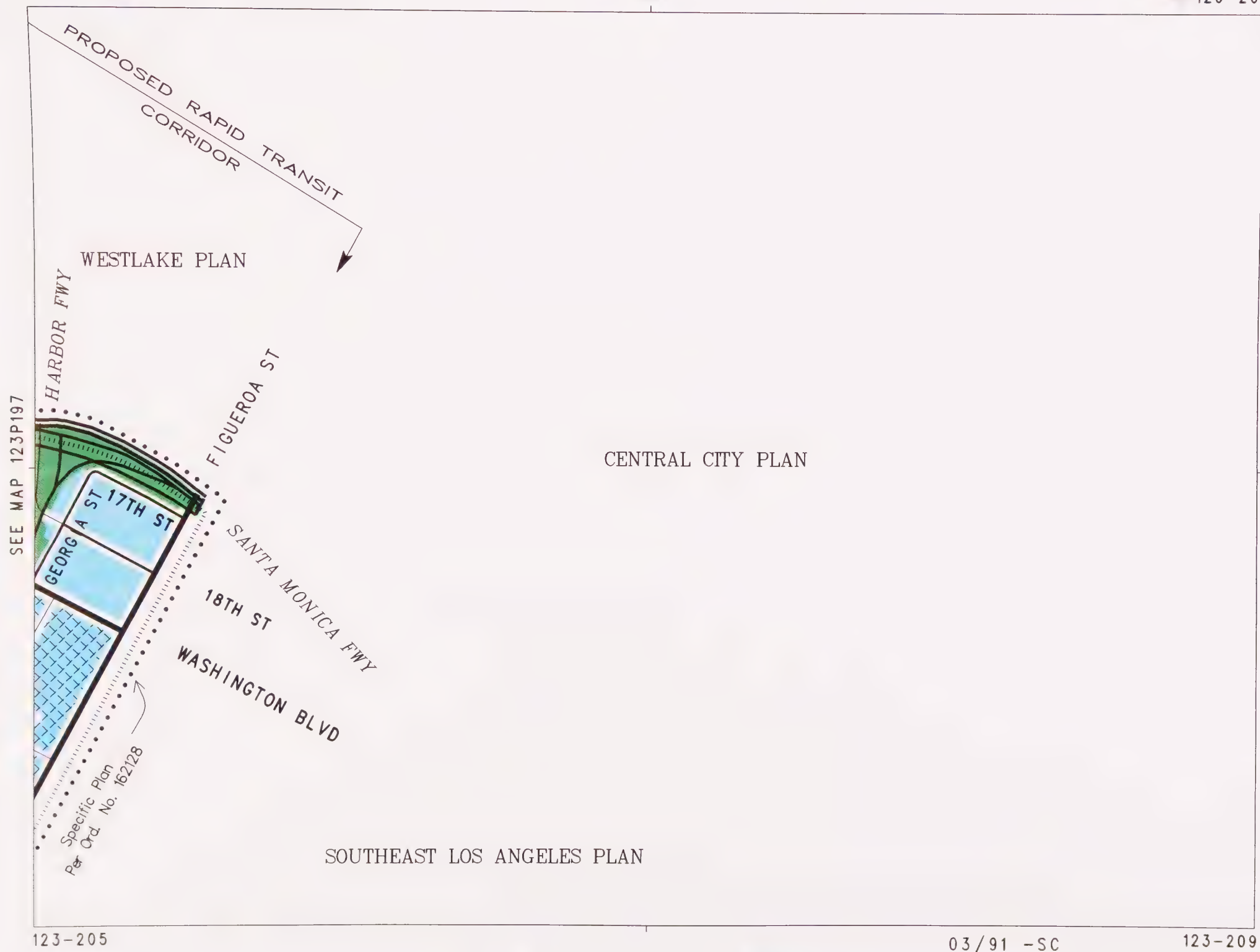
HOOVER ST



SEE MAP 123P189

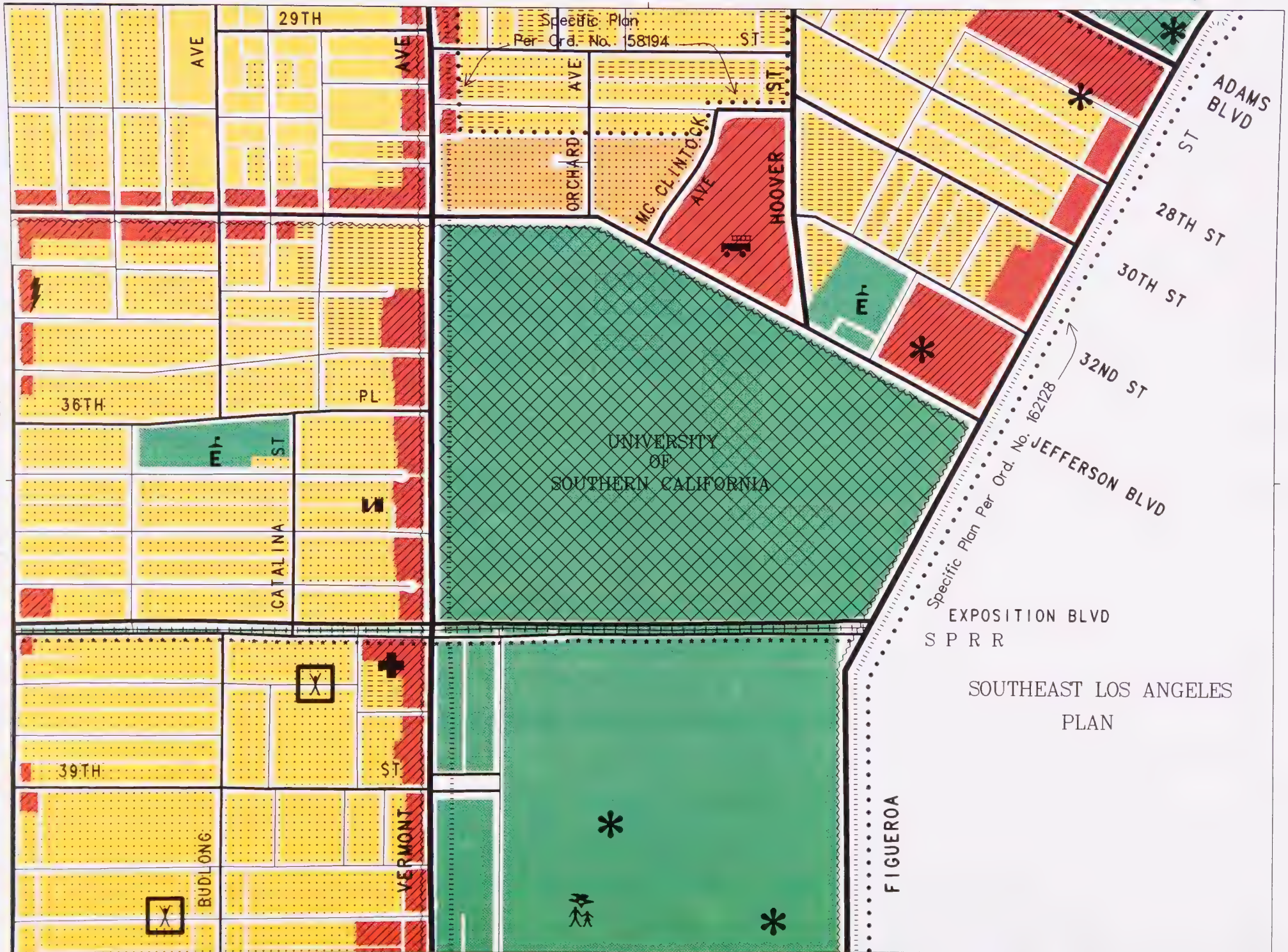


SEE MAP 123P205





SEE MAP 117P189



MARTIN LUTHER KING JR BLVD

Specific Plan Per Ord. No. 162128

WEST ADAMS - LEIMERT -
BALDWIN HILLS PLAN

VERNON AVE

48TH ST

GRAMERCY

51ST

WESTERN

DENKER

ST



SEE MAP 111P189



MARTIN LUTHER KING JR BLVD

Specific Plan Per Ord. No. 162128

VERNON AVE

SOUTHEAST LOS ANGELES
PLAN

47TH ST

FIGUEROA

51ST ST

WEST ADAMS - LEIMERT -
BALDWIN HILLS PLAN

SLAUSON AVE

54TH ST

HYDE PARK BLVD

GAGE AVE

VAN NESS

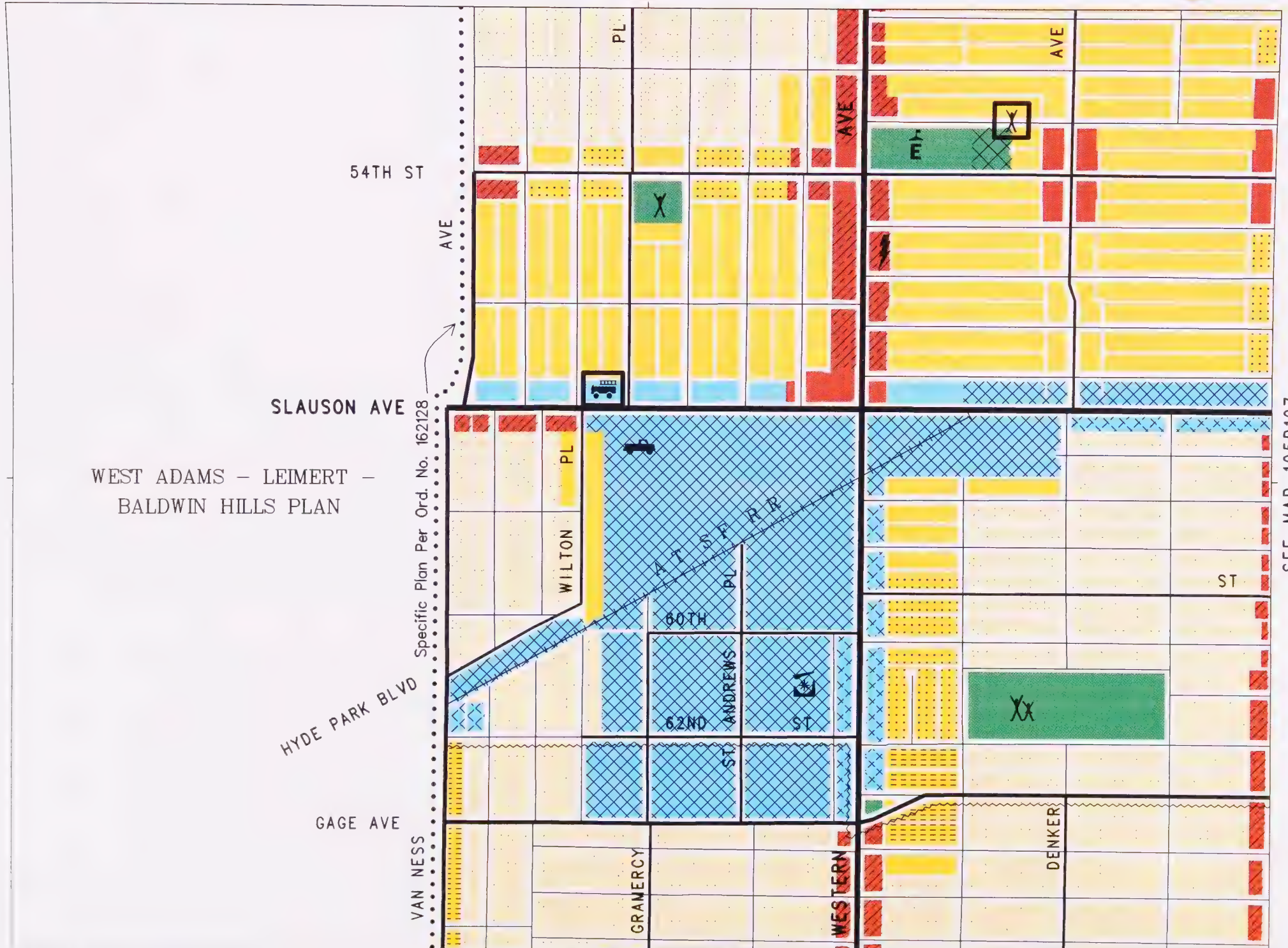
Specific Plan Per Ord. No. 162128

SEE MAP 099P189

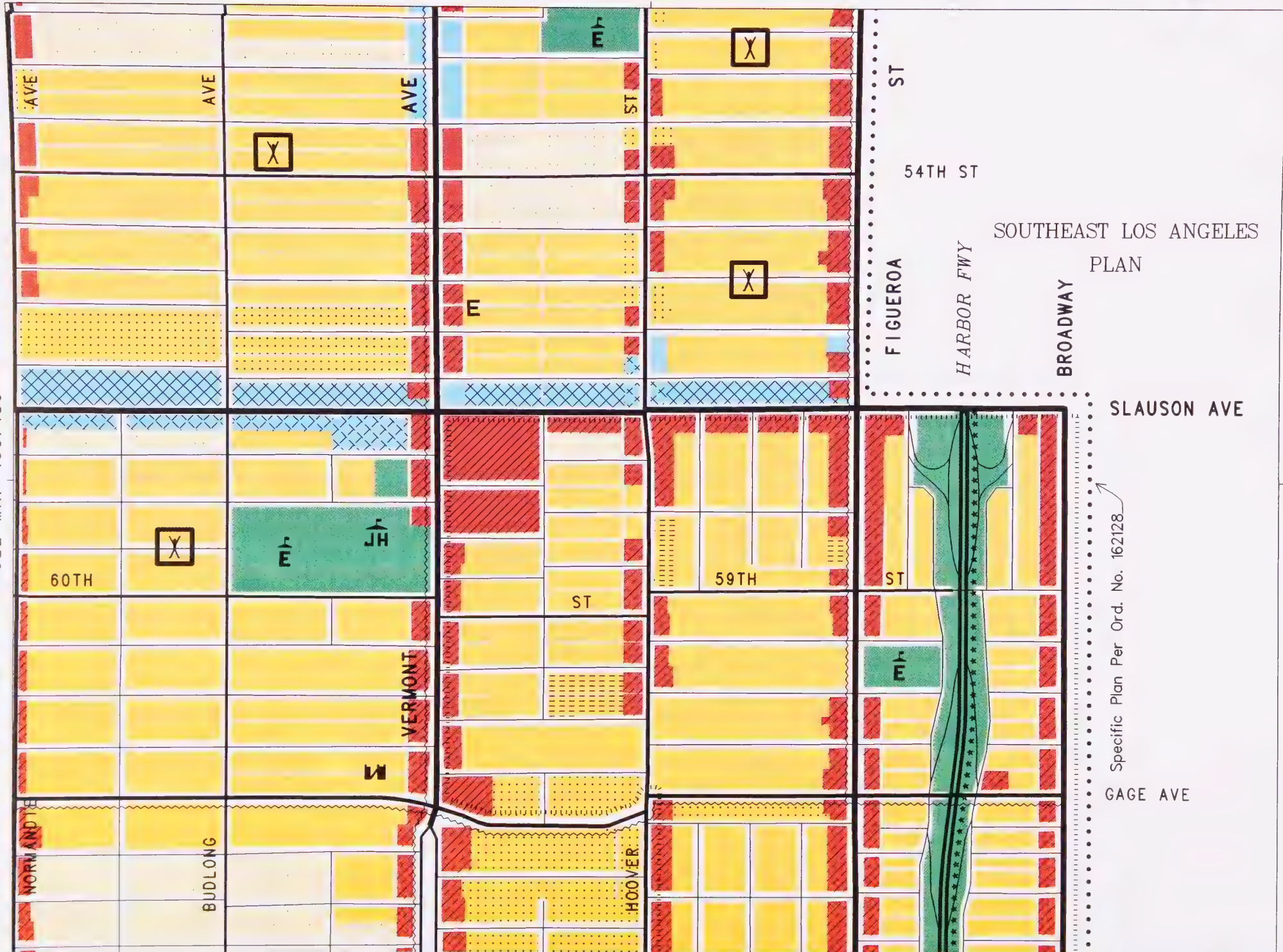
03/91 - SC

105-193

SEE MAP 105P197



SEE MAP 105P189



WEST ADAMS - LEIMERT -
BALDWIN HILLS PLAN

FLORENCE AVE

76TH ST.

79TH ST

CITY OF INGLEWOOD

83RD ST

AVE

Specific Plan Per Ord. No. 162128

VAN NESS

PL

GRAMERCY

AVE

WESTERN

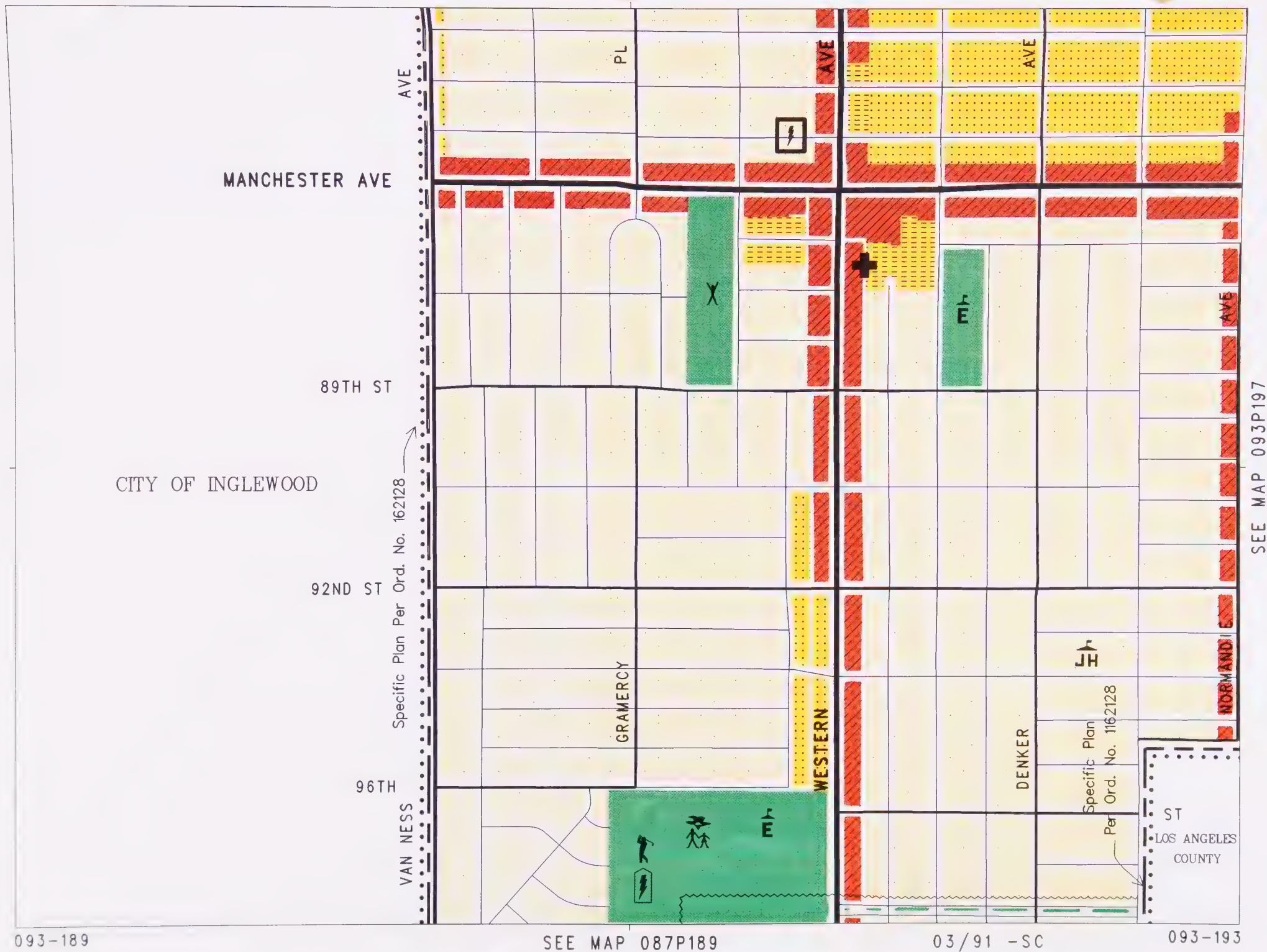
AVE

DENKER

ST

NORMANDIE





SEE MAP 093P189

**NORMANDIE
AVE**

LOS ANGELES
COUNTY

BUDLONG AVE

COLDEN

91ST

92ND

VERMONT

Specific Plan Per Ord. No. 162128 AVE

AVE

88TH

HOOPER

FIGUEROA

AVE

ST

ST

Specific Plan Per Ord. No. 162128 -

HARBOR FWY

SOUTHEAST LOS ANGELES
PLAN

BROADWAY

MANCHESTER AVE

CITY OF INGLEWOOD

CENTURY

BLVD

VAN NESS AVE

Specific Plan
Per Ord. No. 1162128

104TH

ST

108TH

ST

GRAMERCY PL

WESTERN AVE

LOS ANGELES
COUNTY

SEE MAP 087P197

SEE MAP 087P189

LOS ANGELES
COUNTY

CENTURY

BLVD

104TH

ST

108TH

ST

111TH

ST

Specific Plan Per Ord. No. 162128

Specific Plan Per Ord. No. 162128

SOUTHEAST LOS ANGELES
PLAN

IMPERIAL

HWY

HOOVER

LOS ANGELES
COUNTY

CENTURY

FWY

117TH

ST

SOUTHEAST LOS ANGELES
PLAN

120TH

ST

Specific Plan ORD. NO. 162128

VERMONT AVE

HOOVER ST

FIGUEROA ST

PROPOSED RAPID TRANSIT CORRIDOR

SOUTH CENTRAL LOS ANGELES PLANS
FOOTNOTES

- 1) Height District No. 1
- 2) Gross acreage includes streets.
- 3) Boxed symbol denotes the general location of a proposed facility. It does not designate any specific private property for acquisition. Such facility may appropriately be located within an area defined by the locational and service radius standards contained in the individual facility plans comprising the Service Systems Element of the General Plan.
- 4) Height District No. 1 VL.
- 5) Height District No. 1 L.
- 6) These designations include associated parking.
- 7) Minimum density residential uses may be permitted on privately owned open space.
- 8) Quasi-public land designations on this map indicate existing uses which are anticipated to remain. The plan does not propose public acquisition of the designated lands.
- 9) Local streets, freeways and freeway interchanges are shown for reference only.
- 10) The Southern California Rapid Transit District (SCRTD) Board of Directors has adopted a transit plan which proposes general corridor locations. Precise route alignments and station location will be adopted by the SCRTD only after detailed corridor studies and full public hearings.
- 11) When the use of property designated as "Open Space" (e.g. recreation, environmental protection) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision makers through a procedure similar to a conditional use.
- 12) When the use of property designated as "Public/Quasi-Public Use" (e.g., school, university, hospital, major institution) is proposed for a use other than that which has been deemed to be approved per LAMC 12.24 F, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning classifications or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
- 13) "Churches and accessory uses within the same ownership, existing as of the date of approval of the Plan amendments for the Zoning Consistency Program are subject to the following regulations:

a. Those located on a major or secondary highway shall be subject to the regulations governing churches and accessory uses provided for in Section 12.11 of the LAMC.

b. Those located on a local or collector street shall be subject to the same regulations except that:

i. A building may be expanded to a maximum of 20% of the gross floor area existing at the time of approval of the Plan amendments by right

ii. Any expansion of more than 20% of the gross floor area shall be subject to a plot plan approval as provided for in Section 12 24 G of the LAMC.
- These regulations shall apply to all churches and accessory uses within the same ownership except as otherwise restricted by the previous action of a Zoning Administrator or the City Planning Commission."
- 14) Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
- 15) Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations. Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan, that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

LAND USE

RESIDENTIAL¹

CORRESPONDING ZONES

LOW DENSITY

<div>LOW</div>	R1,RD6	<div>MULTIPLE FAMILY</div>	
<div>LOW MEDIUM I</div>	R2,RD5,RD4,RD3		
<div>LOW MEDIUM II</div>	RD2,RD1.5		
<div>MEDIUM</div>	R3		
<div>HIGH MEDIUM</div>	R4		

COMMERCIAL⁶

<div>HIGHWAY⁴ ORIENTED AND LIMITED</div>	CR,C1,C1.5 C2,P
<div>NEIGHBORHOOD⁵</div>	C1,C2,P
<div>COMMUNITY¹</div>	C2,P,PB
<div>REGIONAL CENTER</div>	C2,P,PB

INDUSTRIAL⁶

<div>COMMERCIAL MANUFACTURING</div>	CM,P
<div>LIMITED</div>	M1,MR1,P
<div>LIGHT</div>	M2,MR2,P

OPEN SPACE,PUBLIC/
QUASI-PUBLIC^{7,8,11,12}

<div>OPEN SPACE</div>	
<div>PUBLIC/QUASI-PUBLIC OPEN SPACE</div>	

CIRCULATION

<div>Scenic Freeway⁹</div>
<div>Freeway⁹</div>
<div>Adopted Freeway⁹</div>
<div>Divided Major Scenic Highway</div>
<div>Major Scenic Highway</div>
<div>Major Highway</div>
<div>Secondary Highway</div>
<div>Collector Scenic Street</div>
<div>Collector Street</div>
<div>Local Street⁹</div>
<div>Railroad</div>
<div>Bikeway</div>

ADMINISTRATIVE BOUNDARY

<div>City Boundary</div>
<div>Community Boundary</div>

SPECIAL BOUNDARY

<div>Opportunity Areas</div>
<div>Specific Plan</div>

NOTES:

<div>Proposed³</div>

SERVICE SYSTEMS³

SCHOOL SITES

<div>Elementary School</div>
<div>Junior High School</div>
<div>Senior High School</div>
<div>Private Schools</div>
<div>Special School Facility</div>

RECREATIONAL SITES

<div>Neighborhood</div>
<div>Community</div>
<div>Regional</div>
<div>Golf Course - Public</div>

OTHER FACILITIES

<div>Community Library</div>
<div>Regional Library</div>
<div>Fire Station</div>
<div>Police Station</div>
<div>Power Receiving Station</div>
<div>Power Distribution Station</div>
<div>Pumping Plant</div>
<div>Health Center</div>
<div>Maintenance Yard</div>
<div>Cultural & Historical Site</div>
<div>Special Facility</div>



SUMMARY OF LAND USE

LAND USE

DENSITY	DWELLING UNITS PER GROSS ACRE ²	CORRESPONDING ZONES				
RESIDENTIAL ¹						
Low	3+ to 7	R1,RD6	Single Family Residential		TOTAL RESIDENTIAL	
			Total Acres	4,250	Total Acres	7,013
Low Medium I	7+ to 12	R2,RD3,RD4,RD5	% of Total Area	42.7	% of Total Area	70.5
			Dwelling Unit Capacity	25,500	Dwelling Unit Capacity	83,350
Low Medium II	12+ to 24	RD1.5,RD2	Population Capacity	77,320	Population Capacity	239,700
Medium	24+ to 40	R3	Multiple Family Residential			
			Total Acres	2,763		
High Medium	24+ to 60	R4	% of Total Area	27.8		
			Dwelling Unit Capacity	59,850		
			Population Capacity	161,880		
COMMERCIAL ⁶						
Highway Oriented/Limited ⁴		CR, C1, C1.5, C2, P	Highway Oriented & Limited			
			Total Acres	962		
			% of Total Area	9.7		
Neighborhood ⁵		C1, C2, P	Neighborhood			
			Total Acres	122		
			% of Total Area	1.2		
Community ¹		C2, P, PB	Community		TOTAL COMMERCIAL	
			Total Acres	308	Total Acres	1,445
			% of Total Area	3.1	% of Total Area	14.5
Regional Center		C2, P, PB	Regional Center			
			Total Acres	53		
			% of Total Area	.5		
INDUSTRIAL ⁵						
Commercial Manufacturing		CM,P	Total Acres	215	Total Industrial	
			% of Total Area	2.1	Total Acres	374
Limited		MR1,M1,P	Total Acres	48	% of Total Area	3.7
			% of Total Area	.5		
Light		MR2,M2,P	Total Acres	111		
			% of Total Area	1.1		
OPEN SPACE ^{7,8,11,12}						
Open Space						
Public/Quasi-Public Open Space						
					TOTAL OPEN SPACE	
					Total Acres	1,124
					% of Total Area	11.3
					TOTAL ACRES	9,956
					% OF TOTAL ACRES	100

SOUTH CENTRAL ALCOHOL SPECIFIC PLAN

TABLE OF CONTENTS

B. Specific Plan

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162,218
EFFECTIVE MAY 4, 1987

SUMMARY OF PROVISIONS

1. Rationale for Specific Plan: "Whereas, there is an usually large number of establishments dispensing alcoholic beverages for off-site consumption (whole) appears to directly constitute to numerous peace, health safety and several welfare problems in the area, involving loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstruction, as well as traffic circulation parking and noise problems on public streets and neighborhood lots... (which) creates serious impacts on the health, safety and welfare of residents of nearly single and multiple-family areas; involving fear for the safety of their children and of visitors to the area as well as constituting to deterioration of their neighbor hods and concomitant declaration of their property and destruction of their community values and quality of life;.
2. Geographic Area: The Specific Plan covers the South/Central portion of the city bounded the Santa Monica Freeway on the North, the city boundary on the east, Artesia Boulevard on the South and the City boundary and La Brea Avenue on the west.
3. Affected Communities: The Specific Plan covers all or portions of four community plan areas: West Adams, South and Harbor Gateway.
4. Conditional Use Requirement: The specific Plan requires approval by conditional use permit for an establishment selling alcoholic beverages, including beer and wine, for off site consumption.
5. Procedure: The Planning Commission may approve requests for a conditional use permit with appeal (permitted to the City Council. All council members within the Specific Plan area shall be notified of each application.
6. Required Findings:
 - A. Whether the proposed use will adversely affect the welfare of area residents or will result in an undue concentration in the area of establishments dispensing alcoholic beverages.
 - B. Whether the proposed use will detrimentally affect nearly residentially zoned communities in the Area after giving consideration to the distance of the proposed use from the following:
 1. residential buildings
2. churches, schools, hospitals, public playgrounds and other civilian uses; and
3. other establishments dispensing alcoholic beverages; including beer and wine.
7. Existing Uses: Existing establishments dispensing alcoholic beverages for off-site consumption may not be continued or re established without a conditional use permit if any of the following occur after the effective date of this ordinance:
 - A. The establishment changes its type of retail liquor license.
 - B. The operation of the establishment is abandoned or discontinued, including suspension of licenses; or
 - C. There is a substantial change in the mode on character of operation of the establishment.
8. Additional Authority: The Planning Commission may require the modification discontinuance, or revocation of any conditional use granted under this Specific Plan.
9. Applicability of Interim Specific Plan Ordinance: The provisions of the Interim Specific Plan Ordinance (No. 158,820), which expired on April 30, 1987, shall be considered as remaining in full force and effect after the expiration date for the purpose of initiating, maintaining or defending any administrative civil or criminal proceedings which may have arisen from Interim Ordinance.
10. Applicability of Zoning Code: The regulations of this ordinance are in addition to those of Chapter 1 of the Los Angeles Municipal Code and do not contain any or procedures not contained in Chapter 1.
11. Severability: If any provisions of this ordinance if found to be unconstitutional by any court, the remaining provisions shall not be affected and shall remain in effect.

PART 2

SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162,218
EFFECTIVE MAY 4, 1987

SUBJECT INDEX

<u>SUBJECT</u>	<u>PAGE</u>
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Applicability of zoning code	4-2
Beer	4-1, 2
Churches	4-2
City Council	4-1, 2
Conditional use approval	4-1, 2
Discontinuance of Conditional use approval	4-2
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Planning Commission	4-2
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Residentially zoned buildings	4-2
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SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162,218
EFFECTIVE MAY 4, 1987

ANNOTATED TABLE OF CONTENTS

PROVISION	HIGHLIGHTS	SECTION	PROVISIONS	HIGHLIGHTS	SECTION
Conditional Use Approval	Conditional Use approval needed for new establishments selling alcoholic beverages for off-site consumption.	2	Interim Specific Plan Ordinance	The provisions of the Interim Specific Plan ordinance shall remain in effect for initiating maintaining and defending civil or criminal proceedings.	6
Procedures	Planning Commission and City Council, on appeal, may approve establishments selling alcoholic beverages for off-site consumption.	3A	Applicability of Zoning	The regulations in this ordinance are in addition to those in the zoning code.	7
Required Findings	Effect on welfare of area residents and undo concentration of establishments in the area. Consideration to be given to distance of new establishment from: (1) residential buildings, (2) churches, schools, hospitals, public playgrounds and other similar uses and (3) other establishments selling alcoholic beverages.	3B	Severability	If any portions of this ordinance is declared unconstitutional, the remaining portions shall remain in effect.	8
Existing Uses	Conditional use approval need to re-establish an establishment selling alcoholic beverages if: (1) a change in the type of retail liquor license, (2) the operation of the establishment is abandoned or discontinued, including license suspensions and (3) there is substantial change in the mode or character of operation.	4			
Commission Additional Authority	The Commission may require the modification, discontinuances or revocation of any conditional use approval for an establishment selling alcoholic beverages. Conditional use approvals granted pursuant to the Interim Specific Plan Ordinance shall remain in effect.	5			

SPECIFIC PLAN FOR CONDITIONAL USE
APPROVAL FOR ESTABLISHMENTS
FOR THE SALE OF ALCOHOL WHICH
ARE GENERALLY LOCATED
IN THE SOUTH CENTRAL AREA OF THE CITY
Ordinance No. 162,218 (Eff. 5/4/87)

An ordinance establishing a specific plan for the regulation of establishments dispensing, for sale or other consideration, alcoholic beverages for off-site consumption, and generally located in the South Central Area of the City of Los Angeles.

WHEREAS, there is an unusually large number of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption, generally located in the South Central Area of the City of Los Angeles, including portions of the South Central Los Angeles, Southeast Los Angeles and West Adams District Plan Areas (hereinafter "Area"); and

WHEREAS, the existence of this inordinate number of establishments appears to directly contribute to numerous peace, health, safety and general welfare problems in the Area, including loitering, littering, drug trafficking, prostitution, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots; and

WHEREAS, the existence of such problems creates serious impacts on the health, safety and welfare of residents of nearby single and multiple-family areas; including fear for the safety of their children and of visitors to the Area, as well as contributing to the deterioration of their neighborhoods, and concomitant devaluation of their property and destruction of their community values and quality of life; and

WHEREAS, the district plans for this Area provide for a commitment by "the City to the redirection of its energies toward the improvement and upgrading of declining areas of Los Angeles in general and the South Central Los Angeles District in particular" and an intent to "...encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live in the district...contribute to a healthful and pleasant environment; balance growth with stability... and promote a social-economic climate which will result in stable and desirable neighborhoods for the residents..."; and

WHEREAS, on May 28, 1983, the City Council adopted a motion which requested the Police, Fire and Public Safety Committee to investigate the problems associated with liquor store outlets in the Area and, pursuant to such request, the Working Group on Liquor Store Outlets has held regular meetings and has focused attention on ways to eliminate these problems on and about the premises of liquor outlets in the Area and has prepared a draft report of recommendations for the review of the Police, Fire and Public Safety Committee of the City Council; and

WHEREAS, The Working Group on Liquor Outlets has compiled information which indicates serious problems in this Area and provides the substantive information for the imposition of a permanent control measure to prohibit the introduction of any additional establishments or any expansion or changes in the mode or character of operation of such existing establishments within the Area unless new or expanded establishments have first been thoroughly reviewed by the City through a conditional use process; and

WHEREAS, on September 6, 1983, the City Council, being aware of the serious concerns raised by such establishments in the Area and desiring to prevent any worsening of such situation and any further such intrusions into such neighborhoods, requested the City Attorney, with the assistance of the Department of City Planning, "to prepare and present an appropriate ordinance establishing a conditional use process governing off-site liquor outlets, with the goal of inhibiting or reversing the proliferation of such outlets in heavily impacted areas of the City"; and

WHEREAS, the City Council, being aware of the serious concerns raised by the number of such establishments in the area and desiring to prevent any worsening of such neighborhood conditions, adopted a two-year interim Specific Plan Ordinance (Ordinance No. 158,820) on March 27, 1984, which established a process of conditional use approval for establishments seeking licensing for the sale of alcoholic beverages for an off-site consumption in the South Central Area; and

WHEREAS, the operative period of Interim Specific Plan was extended by resolution of the City Council on April 30, 1986 for one year, and will expire on April 30, 1987; and

WHEREAS, it is desirous that existing liquor outlets continue to be subject to regulatory control;

NOW THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF A SPECIFIC PLAN
FOR CONDITIONAL USE APPROVAL FOR SALE OF
ALCOHOLIC BEVERAGES

The City Council hereby establishes a Specific Plan for conditional use approval for establishments dispensing for sale or other consideration alcoholic beverages, including beer and wine, for off-site consumption, which are located in the area of the City shown on the map below within dotted black lines (hereinafter the "Area");

Section 2. CONDITIONAL USE APPROVAL
REGULATION

Beginning on the effective date of this ordinance, no person shall establish in the Area an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption, without first obtaining conditional use approval from the City of Los Angeles as set forth herein.

Section 3. PROCEDURES

A. The City Planning Commission, and the City Council on appeal, shall have authority to approve the use of a lot in the Area for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption. In granting a conditional use approval, the City Planning Commission, and the City Council on appeal, shall follow the procedures set forth in Section 12.24 of the Los Angeles Municipal Code.

B. In making the findings required pursuant to Section 12.24-B of the Los Angeles Municipal Code, the City Planning Commission, or the City Council on appeal, shall consider whether the proposed use will adversely affect the welfare of area residents or will result in an undue concentration, alcoholic beverages, including beer and wine. The City Planning Commission, or City Council on appeal, shall also consider whether the proposed use will detrimentally affect nearby residentially zoned communities in the Area after giving consideration to the distance of the proposed use from the following:

1. residential buildings;
2. churches, schools, hospitals, public playgrounds and other similar uses; and
3. other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

C. Whenever an application for a conditional use has been filed pursuant to this ordinance, the City Planning Commission shall give notice of this fact forthwith to the City Council members whose districts including portions of the Area for their information.

Section 4. EXISTING USES

The use of a lot for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for off-site consumption may not be continued or re-established without conditional use approval granted in accordance with the provisions of this ordinance, if any of the following occur after the effective date of this ordinance.

A. The establishment changes its type of retail liquor license within a license classification; or

B. The operation of the establishment is abandoned or discontinued, including the case where the license for such operation is suspended; or

C. There is substantial change in the mode or character of operation of the establishment.

Section 5. ADDITIONAL AUTHORITY

For any conditional use, granted in accordance with the provisions of this ordinance or any existing use subject to this ordinance, and notwithstanding any provision of the Los Angeles Municipal Code to the contrary:

The City Planning Commission may require the modification, discontinuance, or revocation of any such

conditional use or existing use in accordance with the procedures and standards set forth in Section 12.24-J of the Los Angeles Municipal Code.

Further, any conditional use approval granted pursuant to the Interim Specific Plan Ordinance (Ordinance No. 158,820) shall continue in full force and effect and shall be subject to the provisions of Section 12.24-J and this ordinance.

Section 6. APPLICABILITY OF INTERIM SPECIFIC PLAN ORDINANCE NO. 158,820

The conditional use regulations set forth in Section 2 of the Interim Specific Plan Ordinance (Ordinance No. 158,820) will expire on April 30, 1987. However, all provisions of the Interim Specific Plan Ordinance, including the conditional use regulations, shall be considered as remaining in full force and effect thereafter for the purpose of initiating, maintaining or defending any administrative, civil or criminal proceeding with respect to any right, liability or offense that may have arisen pursuant to the provisions of that ordinance.

Section 7. APPLICABILITY OF THE ZONING CODE

The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and do not contain any rights not otherwise granted under the provisions and procedures contained in said chapter.

Section 8. SEVERABILITY

If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

Part 5

SOUTH CENTRAL ALCOHOL
SALES SPECIFIC PLAN
ORDINANCE 162.218
EFFECTIVE MAY 4, 1987

ADMINISTRATIVE RESPONSIBILITIES

Applicant

- o Applicant must file a conditional use permit application pursuant to 12.24 B of the Los Angeles Municipal Code and pay a fee pursuant to Section 19.01-C of the Municipal Code.

Zoning Administration Office, Planning Department

- o The office of Zoning Administration, upon receipt of a conditional use permit application ; shall conduct a public hearing and prepare a report to the Planning commission to approve, approve with modification or disapprove the application, with the required findings made.

Public Counter Planning Department

- o The Public Counter shall receive the completed application forms and fee, verify that the forms completely filled out and ready for processing and transmit copies of the completed applications to all councilmembers whose districts are within the boundary of the Specific Plan area.

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050MISC (032395)

Part 1

NORTH UNIVERSITY PARK SPECIFIC PLAN Ordinance No. 158,194 Effective September 19, 1983

SUMMARY OF PROVISIONS

Affected Projects

Any alteration of a facade; construction, demolition, or removal of a building; the conversion of a building to residential condominium, cooperative, restaurant; or home occupation use.

Certificate of Appropriateness

A Certificate of Appropriateness, pursuant to Section 12.20.3 F through N of the LAMC, is required for all projects. A design review board shall evaluate and make recommendations to the City Planning Commission, or to the Director of Planning if authorized by the City Planning Commission.

Residential Conversion Projects

In addition to the provisions of Section 12.95.2 (Conversion Projects) of the LAMC, the following regulations apply:

- ° No additional parking shall be required for the conversion of legally existing dwelling units.
- ° The facade of a building constructed prior to January 1, 1941 shall be restored to its original architectural style and condition, and the facade of a building constructed after January 1, 1941 modified to one of the architectural styles set forth in the Specific Plan.
- ° Any additional on-site parking shall not be visible from any adjoining street.
- ° Tenants shall be given exclusive right to contract for the lease of their dwelling unit for a period of five years; where two or more units are combined, tenants shall be given the right of first refusal to lease.

Demolition

A building constructed prior to January 1, 1941 shall not be relocated or demolished to provide a parking lot or any other non-residential use incidental to a restaurant.

Fences

Fences, other than open wrought iron, in a front or side yard shall be screened from the pedestrian level of any adjoining lot or street by landscaping.

Home Occupation Uses

Home occupation uses, as listed, shall be permitted in single-family or two-family dwellings, provided that:

- ° Facade requirements are complied with (same as for residential conversion projects).
- ° Only one home occupation use is permitted per dwelling unit.
- ° The use is conducted within the dwelling, by the resident only, and with no more than one employee.
- ° Only one sign or nameplate is used to identify the business, which shall not exceed 12 inches by 6 inches in size.

Restaurant Use

Restaurant use shall be permitted in residences fronting on Hoover Street and Adams Boulevard, provided that:

- ° Facade requirements are complied with (same as for residential conversion projects and home occupation uses, above).
- ° The dining area is a minimum of 350 square feet, with at least 15 square feet per customer and with no separate cocktail lounge or bar; live entertainment is permitted, with limitations.
- ° Access is restricted to Hoover Street, Adams Boulevard, or adjoining street or alley.
- ° Parking is required at one space per 75 square feet of indoor or outdoor dining area and may be provided off-site within 750 feet.
- ° On-site or off-site parking is screened from view from any adjacent street by fencing and landscaping.
- ° Only one identification sign or nameplate is permitted, which shall not exceed 18 inches by 24 inches in size.
- ° Any outdoor seating is screened from view from the adjoining streets and adjacent lots and shall not exceed 20 percent of the total seating of the restaurant.
- ° Hours of operation, for both indoor and outdoor use, are as specified.
- ° Access restrictions for both restaurant and residential use apply where the restaurant is located in a multiple residential building.
- ° Noise and odors from the restaurant are also regulated.
- ° Restaurant complies with City Clerk tax and permit provisions.

Yards

Front yards shall average the depth of all front yards on the block frontage.

Sidewalks

New and replacement sidewalks shall have a diamond pattern to match the original pattern of sidewalks in the area.

RD1.5 Zone

The facade of new dwelling units shall reflect a permitted architectural style and obtain a Certificate of Appropriateness.

West Adams Gardens

Structures and facades of buildings fronting on West Adams Gardens, a private street, shall be limited to the existing architectural style, yards, height, color, bulk and density. On-site parking shall not be permitted within five feet of any dwelling unit.

050NUP1 (031695)

Part 2

NORTH UNIVERSITY PARK SPECIFIC PLAN
Ordinance No. 158,194
Effective September 19,1983

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050NUP2(031695)

NORTH UNIVERSITY PARK SPECIFIC PLAN
Ordinance No. 158,194
Effective September 19, 1983

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Demolition	Pre-1941 buildings not to be relocated or demolished for parking or other non-residential use incidental to a restaurant.	2F1d

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
Fences	Fences in a front or side yard to be screened from adjoining lot or street by landscaping.	2F1e
Home Occupational Uses	Home occupation uses permitted in single- or two-family dwellings. Pre-1941 facades to be restored. Limitations on employees, signs, noise, etc.	2F1f
Restaurant Uses	Restaurants with 350 sq. ft. of dining area permitted in dwellings on Hoover St. and Adams Blvd. Restricted as to: facades, bar, entertainment, access, parking, signs, outdoor seating and hours of operation.	2F1g
Yards	Front yards to average depth of all front yards on block.	2F1h
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RD1.5 Zone	Facade of new or relocated dwellings to reflect permitted architectural style. Certificate of Appropriateness required.	2F2
West Adams Gardens	Structures and facades limited to existing architectural style, yards, height, color, bulk and density, and on-site parking is not be permitted within five feet of a dwelling.	2F3

050NUP3(031695)

Part 4

NORTH UNIVERSITY PARK SPECIFIC PLAN
Ordinance No. 158,194
Effective September 19, 1994

An Ordinance establishing a Specific Plan, known as the North University Park Specific Plan, for a portion of the South Central Los Angeles Community Plan Area.

WHEREAS, the South Central Los Angeles Community Plan proposes a Specific Plan for the Exposition Park/University of Southern California area to consider the unique characteristics of the area, the specific cultural needs of the population and the economic potential of the area; and

WHEREAS, the purpose of such Specific Plan is to designate qualitative and quantitative standards to regulate floor area ratios, the use of land and buildings, height and bulk of buildings, architectural and landscape treatment, signs, and vehicular and pedestrian circulation; and

WHEREAS, North University Park, a portion of the larger Exposition Park/University of Southern California area, is characterized by homes of historic and architectural interest and importance; and

WHEREAS, there has been noticeable interest in developing lots within such North University Park Area and the nature of such development and the social and economic factors related to such development cannot be properly managed within the existing controls and regulations of such Community Plan; and

WHEREAS, certain lots contained within such North University Park Area require rezoning in order to permit development in substantial conformity with the previously adopted South Central Los Angeles Community Plan; and

WHEREAS, in order to assure that such development proceeds in compliance with the South Central Los Angeles Community Plan, it is necessary to adopt the following North University Park Specific Plan;

NOW THEREFORE:

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF SPECIFIC PLAN AND MAP OF PLAN AREA. The City Council hereby establishes the North University Park Specific Plan which shall be applicable to that area of the City of Los Angeles shown within heavy black lines on the map in this Specific Plan.

Section 2. The following regulations shall apply to lots within the North University Park Specific Plan Area.

A. Purposes.

1. Protect and enhance the buildings, structures, sites and areas which are reminders of the City's history or unique and irreplaceable assets to the City and the North University Park neighborhood or worthy examples of past architectural styles; and
2. Develop and maintain the appropriate setting and environment to preserve the aforementioned structures, sites and areas; and
3. Enhance property values, stabilize the North University Park neighborhood, render property eligible for financial benefits, and promote tourist trade and interest; and
4. Foster public appreciation of the beauty of the City and the accomplishments of its past as reflected through its structures, sites and areas; and
5. Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of the City's history; and
6. Promote development which is compatible with the architectural character of the early growth of North University Park between the years 1870 and 1941; and
7. Promote, under appropriate conditions, limited commercial and business uses in the residential portions of North University Park.

B. Relationship to Other Provisions of the Municipal Code.

1. The regulations set forth in this ordinance are in addition to those set forth in the other provisions of the Los Angeles Municipal Code (LAMC) and do not convey any rights or privileges not otherwise granted under such other provisions and procedures except as specifically provided for herein.
2. Wherever this Specific Plan contains provisions which differ from, or conflict with, provisions contained elsewhere in Chapter I of the LAMC, the Specific Plan shall prevail and supersede the other applicable provisions. Procedures for the granting of exceptions to the requirements of this Section are established in Section 11.5.7 D of Chapter I of the LAMC. An application pursuant to Section 11.5.7 D does not require any additional application pursuant to the provisions of Sections 12.24, 12.27 and 12.32 of the LAMC. In the event an application pursuant to Section 11.5.7 D is denied, the procedures contained in Sections 12.24, 12.27 and 12.32 of the LAMC are applicable unless otherwise explicitly superseded by this Specific Plan.

C. **Definitions.** For the purpose of this Specific Plan, the following words and phrases are defined:

Alteration. Any exterior change or modification of a structure or site within the Plan Area.

Architectural. Anything pertaining to the science, art or profession of designing and constructing buildings.

Architectural Style. One or a combination of the following architectural styles, as referenced in Section II of the Survey Guide, Bureau of Engineering, 1980, which existed in the Specific Plan area prior to January 1, 1941.

<u>No.</u>	<u>Style</u>
4	Italianate
5	Gothic Revival
6	Eastlake
7	Queen Anne
8	French Second Empire
9	Colonial Revival
10	Chateausque
11	Mission Revival
12	Craftsman
13	Tudor Revival

Certificate of Appropriateness. An approved certificate issued for the change in occupancy, construction, demolition, alteration, removal or relocation of any structure within the Plan Area.

Change in Occupancy. A change in the use of a building or land as approved by the Department of Building and Safety through the issuance of a Certificate of Occupancy.

Cultural. Anything pertaining to the concepts, skills, habits, arts, instruments or institutions of the people at a given point in time.

Design Review Board. A committee which reviews and makes recommendations to the Planning Commission concerning any application for building permit for a project within the Plan Area.

Facade. The exterior portion of a building or structure.

Historic. Any structure or site which depicts, represents or is associated with persons or phenomena which significantly affect or which have significantly affected the functional activities, heritage, growth or development of this City, State or Nation.

Landmark. Any structure or site designated on the City, State or National Register list of historical or cultural monuments.

Map. The map contained in this Specific Plan.

Owner. Any person, association, partnership, firm, corporation or public entity holding any title onto any property within the Plan Area as shown on the records of the City Clerk or on the last assessment roll of the County of Los Angeles, as applicable.

Plan. The North University Park Specific Plan as set forth herein.

Plan Area. The area shown within heavy black lines on the map in this Specific Plan.

Preserve. The protection, refurbishment and maintenance of a building structure, feature or site in a condition representative of its original condition or of a condition, style or representation of a particular period in history.

Relocated Building. A structure constructed prior to January 1, 1941 and relocated to a site within the Plan Area.

Sign. Any display, board, screen, object or part thereof used to announce, declare, demonstrate, display, identify or otherwise advertise and attract the attention of the public, including signs identifying services or products available on the premises or identifying the occupant or premises.

West Adams Gardens. The lots on both sides of a private street commonly known as West Adams Gardens and located between Adams Boulevard and 27th Street.

D. **Design Review Board.**

1. **Purpose.** To provide residents of the Plan Area, historic preservation organizations and other persons and groups interested in the historic preservation of the Plan area an opportunity to advise the Department of City Planning concerning the compatibility of proposed construction, demolition or relocation projects with the historic and cultural character of the Plan Area.
2. **Establishment and Composition.** There is hereby established within the Plan area the North University Park Design Review Board, hereafter known as the Board. The Board shall consist of five members. At least three members shall reside in the Plan Area, at least two members shall be members of one or more historic preservation organizations, and at least two members shall be architects or landscape architects licensed by the State of California. Wherever possible, members of the Board shall reside in the Plan Area; shall be members of an historic preservation organization located within or outside of the Plan Area; shall have professional experience in architecture, landscape architecture, architectural history, design or planning; or shall be the owners or occupants of a designated City, State or National Register landmark within the Plan Area. All members shall have demonstrated a knowledge of, and interest in, the culture, structures, sites, features, and historic preservation in the Plan Area.

3. **Quorum.** The presence of three members shall constitute a quorum.
 4. **Term of Membership.** Members of the Board shall serve for a term of five years, except that initial appointments of members shall be staggered so that one term becomes vacant each successive year. The term of each member appointed to a full term shall be five years. No person shall serve more than ten years as a member of the Board.
 5. **Appointment of Members.** The members shall be appointed by the Councilperson(s) of the Councilmanic District(s) in which the Plan Area is located. Prior to making appointments of new members to the Board, the Councilperson(s) shall request written recommendations from at least three organizations which are active in historic preservation within the City of Los Angeles.
 6. **Vacancies.** In the event of a vacancy occurring during the term of a member of the Board, the same official, or successor of the official, who appointed the member shall make an interim appointment of a person to fill out the unexpired term of the member. Where the member is required to have specified qualifications, the vacancy shall be filled for the unexpired term of the member by the interim appointment of a person having such required qualifications.
 7. **Expiration of Term.** Upon expiration of a term for any member of the Board, the appointment for the next succeeding term shall be made by the same official, or successor of the official, who made the previous appointment. Where the member is required to have specified qualifications, the expired term shall be filled by the appointment of a person having such required qualifications.
 8. **Powers and Duties.** When considering any matter under its jurisdiction, the Board shall have the following powers and duties. The Board shall evaluate all applications for a Certificate of Appropriateness within the Plan Area and make recommendations thereon to the City Planning Commission pursuant to this Specific Plan.
- E. **Application of Requirements.** A change in occupancy, construction, alteration, relocation or removal of a building, natural feature or site, or any combination thereof within the Plan Area shall comply with the Section 12.20.3, Subsections F through N of the LAMC except that:

1. The term Board shall be substituted for the term Association in such provisions.
2. **Delegation of Commission Authority.** The City Planning Commission may authorize the Director of Planning to approve, conditionally approve or disapprove an application for a Certificate of Appropriateness pursuant to this Specific Plan.

F. **Land Use Regulations.**

1. **General Provisions.**

- a. **Zone Redesignations.** The Zoning Map incorporated in the LAMC by Section 12.04 is hereby amended by changing the zone and zone boundaries shown thereon so that such portion of the Zoning Map shall be as designated on the map contained in this Specific Plan.
- b. **Certificate of Appropriateness.**
 - 1) **Purpose.** To assure that any change made to a Facade of an existing, relocated or a new building or structure is compatible with the Architectural Styles which existed in the Plan Area prior to January 1, 1941 and to encourage the rehabilitation and retention of architecturally unique structures.
 - 2) A Certificate of Appropriateness shall be required for the alteration of a Facade, construction, demolition, or removal of any building located within the Plan Area; the relocation of any building within or to the Plan Area or the conversion of any building within the Plan Area to a condominium, cooperative or restaurant use.
 - 3) Where the Facade of a structure is altered without authorization, the owner shall be required to secure a Certificate of Appropriateness for such alteration. The Certificate of Appropriateness may require that the subject alterations be modified to comply with the provisions of this Specific Plan.
- c. **Residential Conversion Projects.** A residential conversion project shall be subject to the provisions of Section 12.95.2 of the LAMC, provided that where such a residential conversion project includes or converts a unit or units which legally existed prior to such conversion, no additional parking shall be required for such legally existing unit or units and the parking requirements of Section 12.95.2 of the LAMC shall apply only to a new unit or units, and shall satisfy the following conditions:
 - 1) The Facade of a building constructed prior to January 1, 1941 is restored to its original architectural style and condition, or, where such style or condition cannot be determined, is modified to one of the architectural styles set forth in this Specific Plan.
 - 2) The Facade of a building constructed after January 1, 1941 is modified to one of the architectural styles set forth in this Specific Plan.

- 3) Where additional on-site parking is provided in conjunction with such a conversion, the parking shall not be visible from any adjoining street and any structure constructed for the parking shall not alter or obscure the Facade of the converted structure.

- 4) **Notification of the Exclusive Right to Lease.** The applicant shall give each tenant of any proposed residential conversion project written notice of an exclusive right to contract for the lease of the dwelling unit occupied by the tenant for a period of five years from the date the lease is finalized. The right shall run for a period of not less than 90 days from the issuance of the subdivision public report pursuant to Section 11018.2 of the California Business and Professions Code, unless the applicant receives prior written notice of the tenant's intention not to exercise such right.

Where two or more units are combined pursuant to conditions of tentative map or preliminary map approval, the notice required by this Paragraph shall be given to all tenants of the combined units and priority among tenants shall be determined in an equitable manner. A tenant who is prevented from leasing the unit in which the tenant resides due to combination of units shall be given the right of first refusal of a lease with respect to the comparable unit in the same residential conversion project, to the extent possible.

The maximum rent plus any rent increases set forth in the lease agreement shall comply with the provisions of the City Rent Stabilization Ordinance, Chapter IV of the LAMC.

- d. **Demolition.** A structure constructed prior to January 1, 1941 shall not be relocated or demolished to provide a parking lot or any other non-residential use incidental to a restaurant except as provided by Subsection F 1 (g) of this Specific Plan.
- e. **Fences.** Notwithstanding any provision of the LAMC to the contrary, fences are permitted in any front or side yard setback within the Plan Area so long as the following conditions are satisfied. Fences, other than open wrought iron, shall be screened from the pedestrian level of any adjoining lot or street by landscaping such as pyracantha, natal plum, Texas ligustrum, raphiolepis or tocomaria capensis. Such landscaping shall be watered by an automatic sprinkler system.
- f. **Use, Home Occupational Uses.** In addition to the uses permitted by the LAMC for zones within the Plan Area, the following home occupation uses shall be permitted in single-family or two-family dwellings: accounting office, advertising agency

office, architect's office, art studio, attorney's office, chimney sweep's office, clock repair studio, clothing design studio, drafting technician's office, financial consultant's office, insurance agent or broker's office, interior decorator or designer's studio, investment counselor's office, landscape architect's office, management consultant's office, photographer's studio, planning consultant's office, real estate or property manager's office, stained glass designer's studio, office of a tutor, or urban design consultant's office, or other similar uses provided that:

- 1) The Facade of a building constructed prior to January 1, 1941 is restored to its original architectural style and condition, or where such style or condition cannot be determined, is modified to one of the architectural styles set forth in this Specific Plan.
 - 2) The Facade of a building constructed after January 1, 1941 is modified to one of the architectural styles set forth in this Specific Plan.
 - 3) Only one home occupation is permitted per dwelling unit.
 - 4) The home occupation use is conducted within the dwelling unit.
 - 5) The home occupation is conducted by the owner-occupant, renter-occupant or lessee-occupant of the dwelling in which the business is located, and not more than one additional employee.
 - 6) The only sign or nameplate used to identify the business is one identification nameplate which shall not exceed 12 inches by 6 inches in area.
 - 7) The home occupation use does not generate noise, odors, glare, fire or explosion nuisance or hazard to the dwelling unit or adjoining lots.
 - 8) The home occupation use complies with the City Clerk Tax and Permit provisions of the LAMC.
- g. **Use, Restaurant.** Notwithstanding any provision of the Municipal Code to the contrary, restaurant use shall be permitted in single-family dwellings, duplexes and multi-family dwellings fronting on Hoover Street and Adams Boulevard within the Plan Area provided that:
- 1) The Facade of a building constructed prior to January 1, 1941 is restored to its original architectural style and condition, or, where such style or condition cannot be determined, is modified to one of the architectural styles set forth in this Specific Plan.

- 2) The Facade of a building constructed after January 1, 1941 is modified to one of the architectural styles set forth in this Specific Plan.
- 3) The primary use of such a restaurant use is for sitdown service to patrons.
- 4) The total dining area of a restaurant use is a minimum of 350 square feet with at least 15 square feet per customer.
- 5) No separate cocktail lounge or bar is located on the premises.
- 6) All access is restricted to Hoover Street, Adams Boulevard or a street or alley adjoining the lot on which the restaurant is or will be located, subject to the approval of the Department of Transportation. Said alley or street must be fully dedicated and improved, to the satisfaction of the City Engineer, from the subject lot or lots to the nearest available street. A verification of such approval shall be noted on the building permit by the Bureau of Engineering.
- 7) Live entertainment for such a restaurant use is limited to no more than two persons and one unamplified instrument and no amplification is used in conjunction with such entertainment.
- 8) There shall be at least one automobile parking space for each 75 square feet indoor or outdoor dining area,
 - i) Except that for pre-1941 structures, the Director of Planning may reduce parking pursuant to Section 12.21 A of the LAMC providing the Director finds that parking as required by this Specific Plan would create an undue hardship for the operator of the restaurant due to configuration of the lot or configuration of development on the lot.
 - ii) The fee for an application for such reduction shall be the same as for a plan approval for a conditional use pursuant to Section 19.01 C of the LAMC.
- 9) Off-site parking is not on a public street and is located within 750 feet of the lot on which the restaurant building is located, subject to the provisions of Section 12.26 E 5 of the LAMC and may be located in a residential zone.
- 10) Notwithstanding any provision of the LAMC to the contrary, any on-site or off-site parking shall be screened from view from any street adjacent to such parking by a minimum 4-foot high fence complying with the landscaping requirements outlined in Subsection F 1 (e)

hereof. Such landscaping shall be watered by an automatic sprinkler system.

- 11) The only sign or nameplate used to identify the business is one identification nameplate which shall not exceed 18 inches by 24 inches in area shall be attached to the building and may be exhibited only along the highway frontage of the restaurant.

12) Outdoor seating:

- i) is screened from view from the adjoining streets and adjacent lots; and
- ii) is in keeping with the facade of the building in which the restaurant is located; and
- iii) does not exceed 20 percent of the total seating of the restaurant.

- 13) Hours of indoor operation are limited to between the hours of 6 a.m. and 2 a.m. and the hours of outdoor operation are limited to between 11:30 a.m. and 10:30 p.m.

14) Where the restaurant is located in a multiple residential building:

- i) Restaurant patrons shall not have access to the residential portions of the building or to facilities accessory to those residential uses including but not limited to recreation, parking, lounge and laundry facilities.
- ii) Entry to the restaurant shall be separated from entry to the residential portion of the building.
- iii) Noise and odors from the restaurant shall not be a disturbance to the tenants when they are within their dwellings in the building, or to tenants of adjacent properties.

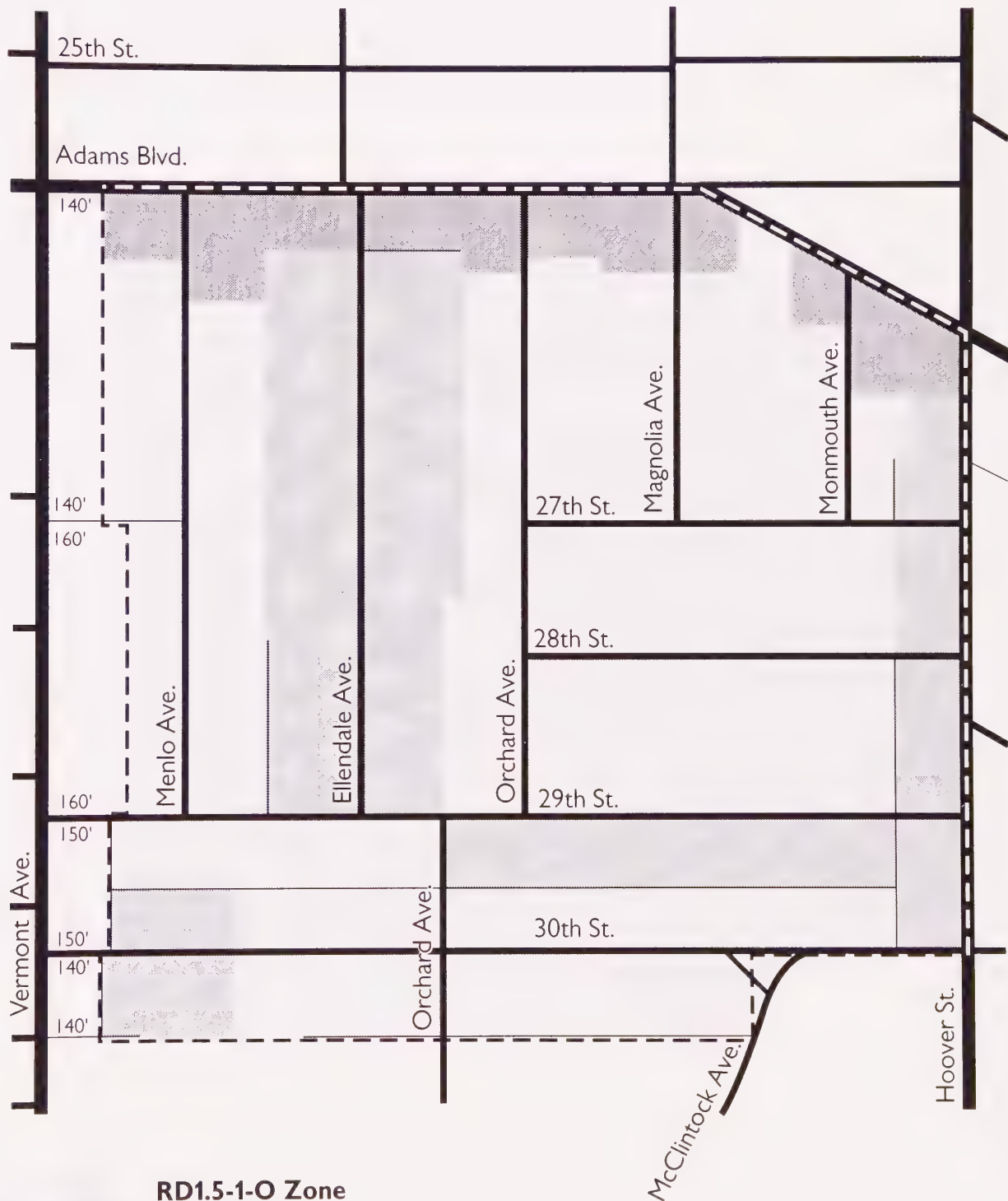
- 15) The restaurant complies with the City Clerk Tax and Permit provisions of the LAMC.

- h. **Yards.** Notwithstanding any provisions of the Los Angeles Municipal Code to the contrary, all front yards in the Plan Area shall average the depth of all front yards on the block frontage in which the property is located.

- i. **Sidewalks.** Whenever an applicant is required to replace or construct a sidewalk as a requirement of the permit approval, said sidewalk shall have a diamond pattern to match the original pattern of sidewalks in the area and shall be constructed to the satisfaction of the Bureau of Engineering.

2. **RD1.5 Restricted Density Multiple Dwelling Zone.** Properties designated on the Plan Map as within an RD1.5 Zone shall conform to Section 12.09.1 of the LAMC, except:
 - a. The Facade of any new dwelling unit or units constructed on or relocated to any lot shall reflect an architectural style as defined herein.
 - b. A Certificate of Appropriateness shall be obtained for any new or relocated dwelling unit in accordance with the provisions of this Specific Plan.
3. **West Adams Gardens.** Properties fronting on West Adams Gardens shall conform with the RD1.5 Zone provisions of this Specific Plan, except:
 - a. Structures and Facades shall be limited to the existing architectural style, yards, height, color, bulk and density now existing along the West Adams Gardens frontages.
 - b. On-site parking shall not be permitted within five feet of any dwelling unit.
- G. **Termination of Provisions of the Plan.** Upon the effectuation of a Historic Preservation Overlay Zone for all or a portion of the Plan Area, the provisions of the Specific Plan shall terminate for that portion of the Plan Area not included within said Historic Preservation Overlay Zone.
- H. **Jurisdiction.** The provisions of this Specific Plan shall not apply where the Department of Building and Safety determines that emergency or hazardous conditions exist in whole or in part of a building or structure within the Plan Area which must be corrected in the interest of public health, safety or welfare and which conditions can be reasonably abated only by demolition or change in the exterior of building or structure.
- I. **Owner Acknowledgement of Limitations.** The Department of Building and Safety shall not issue any building permit for construction upon any lot within the Plan Area until such time as the owner of such lot has recorded with the City Recorder an acknowledgement that such lot is within the Specific Plan area.

North University Park Specific Plan



RD1.5-1-O Zone

R3-1-O Zone

R4-1L-O Zone

----- Specific Plan Boundary

Specific Plan Area



Not to Scale

Part 5

NORTH UNIVERSITY PARK SPECIFIC PLAN
Ordinance No. 158,194
Effective September 19, 1983

ADMINISTRATIVE RESPONSIBILITIES

Applicant

The applicant shall apply for a Certificate of Appropriateness for: any alteration of a facade; construction, demolition, or removal of any building; the conversion of any building to condominium, cooperative, restaurant use; home occupation use; change in occupancy or relocation of a building. (2F1,2E)

For residential conversion projects, the applicant shall give tenants written notice of an exclusive right to contract for the lease of the dwelling unit occupied by the tenant for a period of five years or, in the case of combined dwelling units, the right of first refusal to lease a comparable unit in the same residential conversion project. (2F1c4)

Design Review Board

The Design Review Board shall evaluate all applications for Certificate of Appropriateness and make recommendations to the City Planning Commission. (2D5)

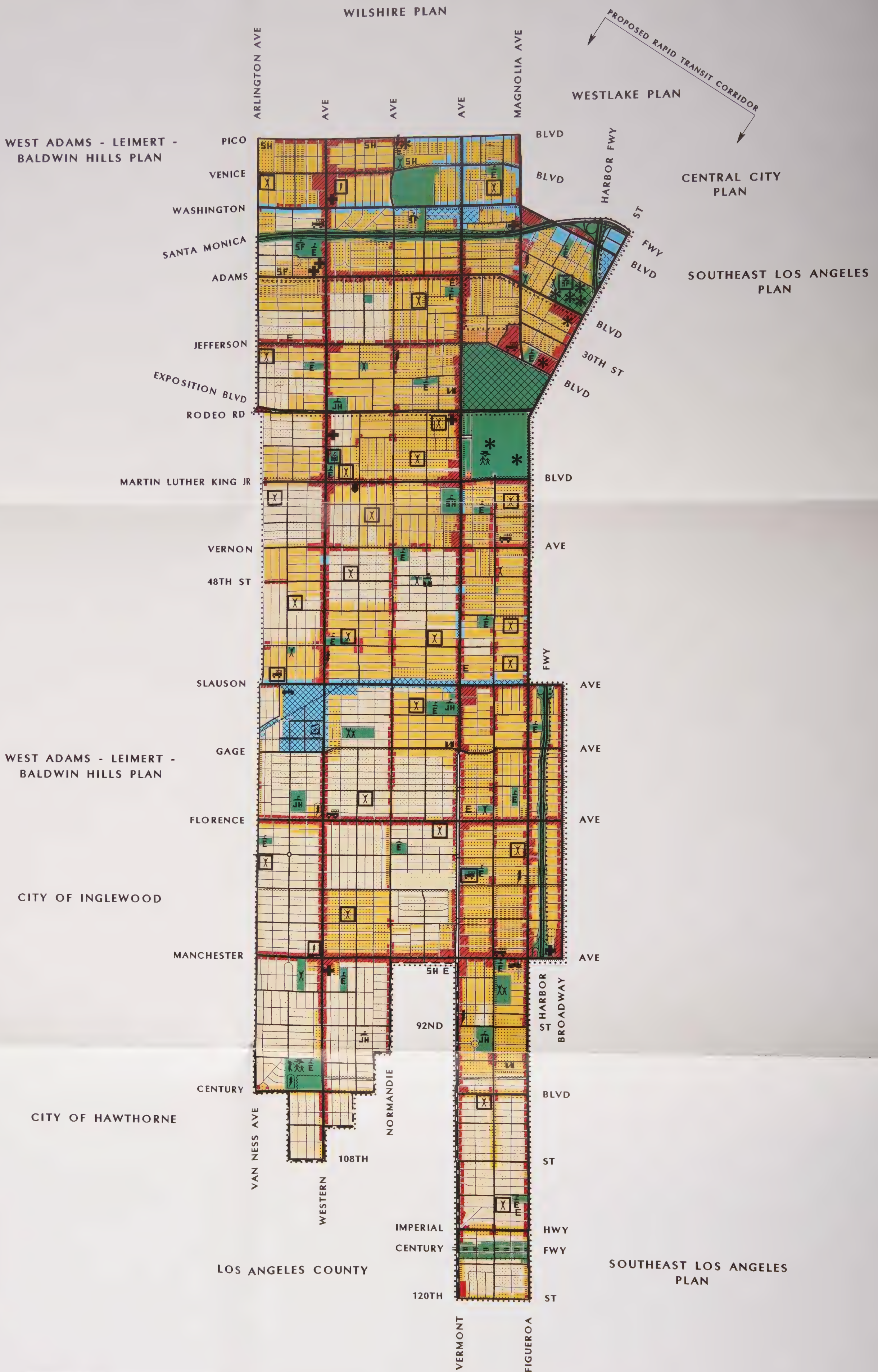
City Planning Commission/Director of Planning

The City Planning Commission shall approve, conditionally approve or disapprove an application for a Certificate of Appropriateness, or may authorize the Director of Planning to approve, conditionally approve or disapprove an application for a Certificate of Appropriateness. (2E2)

City Council

The City Council, on appeal from a determination of the City Planning Commission, shall approve, conditionally approve or disapprove an application for a Certificate of Appropriateness.

050NUP5(031695)



Note: This map may not reflect recent Plan amendments because it is revised and reprinted less frequently. For information on Plan amendments recently enacted by the Periodic Plan Review program and by other Planning Department Divisions, refer to the amendment list at the front of this booklet and to the individual Plan map pages in this booklet, which are updated annually.

PLAN LAND USE • South Central Los Angeles

Department of City Planning, Los Angeles, Ca., Melanie S. Fallon, Director

(See Plan booklet for Plan information)

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March 1991

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Gene Wolfe, Graphics Supervisor
Richard David, Data Illustrator
Oliver Baker, Senior Cartographer
Oscar Joyner, Senior Cartographer*
Walter Gibson, Cartographer
Charlene Horner, Cartographer

NORTH UNIVERSITY PARK SPECIFIC PLAN

DEPARTMENT OF CITY PLANNING

Calvin S. Hamilton, Director of Planning
Kei Uyeda, Deputy Director
Glenn F. Blossom, City Planning Officer

HEARING EXAMINER SECTION

Arch D. Crouch, Principal City Planner
Roy Bundick, Principal City Planner*

SOUTH CENTRAL AREA OFF-SITE SALE OF ALCOHOLIC BEVERAGES SPECIFIC PLAN

DEPARTMENT OF CITY PLANNING

Calvin S. Hamilton, Director of Planning
Kei Uyeda, Deputy Director

OFFICE OF ZONING ADMINISTRATION

Franklin P. Eberhard, Chief Zoning Administrator

CODE STUDIES

Darryl Fisher, Senior City Planner

*Former Project Staff

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